IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

25 SHELDRAKE ROAD | ALTRINCHAM

OFFERS OVER £300,000

A superbly proportioned and presented semi detached property in a popular residential location. The accommodation briefly comprises entrance hallway with under stairs storage cupboard, large sitting room with double doors leading onto the rear patio with extensive lawns beyond with open aspect, fitted kitchen, two well proportioned bedrooms and bathroom/WC. Off road parking within the driveway to the front and patio seating area with delightful lawned garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA14 5LJ

DESCRIPTION

A superbly proportioned and presented semi detached home in a popular residential location which needs to be seen to be appreciated. The accommodation is tastefully decorated throughout. The entrance hall leads onto a superb sitting room to one side complete with french doors providing access to the attractive rear garden which incorporate a patio seating area with lawns beyond and with an open aspect. The ground floor accommodation is completed by the kitchen fitted with a range of light wood units and with space for all appliances. To the first floor there are two excellent double bedrooms and bathroom/WC fitted with a white suite with chrome fittings.

To the front of the property the block paved drive provides ample off road parking and continues to the side where there is gated access to the rear. The garden to the rear is accessed via the sitting room and incorporates a patio seating area with delightful lawned garden beyond benefitting from a westerly aspect to enjoy the sun for the majority of the day.

The location is well placed being close to Altrincham town centre with the Metrolink commuter service into Manchester and also with Waitrose Supermarket a short distance away.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Natural wood flooring. Access to under stairs storage cupboard.

SITTING ROOM

17'0" x 12'3" (5.18m x 3.73m)

PVCu double glazed double doors to the rear patio with westerly facing lawned gardens beyond. PVCu double glazed window to the front with plantation shutters. Natural wood flooring. Radiator. Television/data/telephone point.

KITCHEN

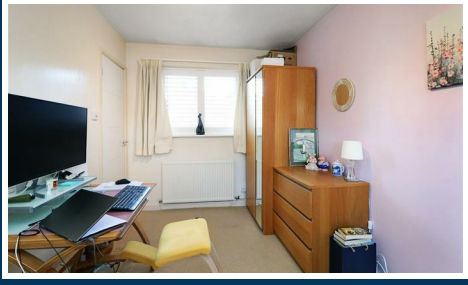
12'3" x 7'6" (3.73m x 2.29m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer and hose tap. Integrated Bosch oven/grill and 4 ring induction hob. Extractor hood. Space for fridge freezer, washing machine, dish washer and dryer. Tiled splashback. Radiator. PVCu double glazed windows to the front and rear.

FIRST FLOOR

LANDING

PVCu double glazed window to the front with plantation shutters.



BEDROOM 1
12'3" x 8'8" (3.73m x 2.64m)
PVCu double glazed window to the front with plantation shutters. PVCu double glazed window to the rear with views towards open countryside. Radiator.

BEDROOM 2
12'3" x 7'6" (3.73m x 2.29m)
PVCu double glazed window to the front with plantation shutters. PVCu double glazed window to the rear with views towards the open countryside. Radiator. Storage cupboard housing Worcester Bosch combination gas central heating boiler.

BATHROOM
9'2" x 4'7" (2.79m x 1.40m)
Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Half tiled walls. Extractor fan. Loft access hatch.

OUTSIDE
To the front of the property the block paved drive provides off road parking and continues to the side where there is gated access to the rear.

To the rear accessed via the sitting room is a patio seating area with delightful lawned garden beyond with views towards open countryside. The rear garden also benefits from a westerly aspect to enjoy the sun for the majority of the day and extends to approximately 55-60ft.

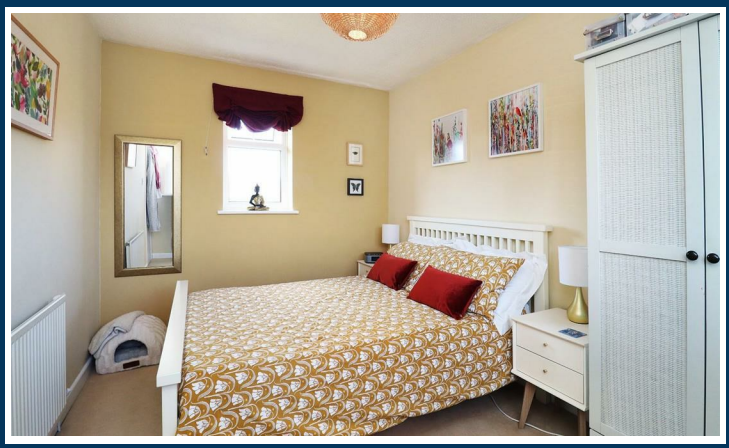
SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "B"

TENURE
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1982 and subject to a Ground Rent of £35.00 per annum. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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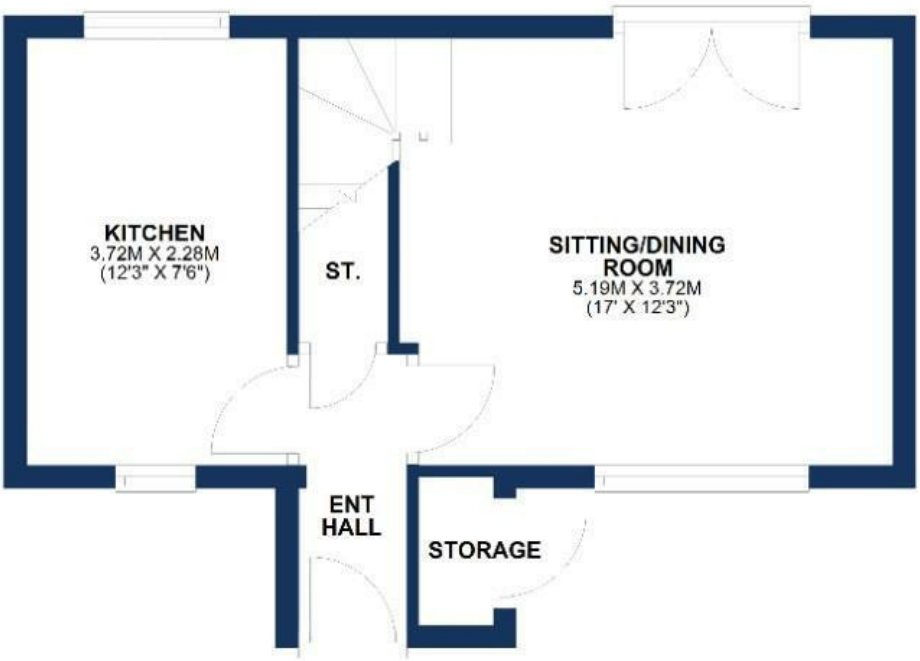
GROUND FLOOR

APPROX. 30.5 SQ. METRES (328.7 SQ. FEET)



FIRST FLOOR

APPROX. 28.2 SQ. METRES (303.1 SQ. FEET)

TOTAL AREA: APPROX. 58.7 SQ. METRES (631.8 SQ. FEET)

Floorplan for illustrative purposes only

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