



1 COLWICK AVENUE | ALTRINCHAM

OFFERS IN THE REGION OF £600,000

A substantially extended and replanned end of terrace house with contemporary open plan living space and positioned in a highly popular location. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, sitting room, stunning living/dining kitchen with integrated appliances and bi-folding windows to the rear terrace, studio/office/utility, cloakroom/WC, two first floor double bedrooms and luxurious bathroom/WC, second floor double bedroom and modern shower room/WC. Gas fired central heating and PVCu double glazing. South facing landscaped rear gardens. Driveway providing off road parking. Close proximity to the town centre and Metrolink station.

POSTCODE: WA14 1LQ

DESCRIPTION

Colwick Avenue forms part of a popular residential locality containing terraced houses mainly of similar age and varying design all of which combines to create an attractive setting. Approximately a ¼ mile distance is the shopping centre of the market town of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

This end of terrace period house benefits from gas fired central heating together with PVCu double glazing and retains period features such as coved cornices and spindle balustrades combined with tall ceilings and well proportioned rooms.

The carefully designed and superbly presented interior has been substantially extended and replanned to create much sought after open plan living space and viewing is highly recommended to appreciate the standard of accommodation on offer.

Approached beyond a recessed porch with composite front door there is an entrance hall with large format tiled floor which continues throughout the majority of the ground floor. The elegant dual aspect sitting room with angular bay window is positioned at the front whilst toward the rear there is a stunning fitted kitchen with contemporary units complemented by minerva work-surfaces and a range of integrated appliances. The adjacent full width living/dining area features bi-folding and French windows which open onto the rear terrace which is ideal for entertaining during the summer months. In addition, the office/studio provides flexible accommodation and the useful utility area allows separate access from the front of the property. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level the primary bedroom features a range of quality fitted furniture, there is a further double bedroom with dressing area and fitted wardrobes and a sumptuous family bathroom/WC complete with walk-in shower. The loft has been converted and incorporates a generous double bedroom and modern shower room/WC. The eaves storage is of note and extends the full width to the front of the property and also into the space above the outrigger.

The private rear gardens are certainly a feature with a resin bound terrace enhanced by thoughtfully planted low maintenance gardens and importantly with a southerly aspect to enjoy the sunshine throughout the day. Furthermore there is unusual benefit of off road parking within the resin bound driveway.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door with transom light above. Glazed door to:

ENTRANCE HALL

Staircase to the first floor. Large format tiled floor. Cornice. Radiator.

SITTING ROOM

14' x 10'9" (4.27m x 3.28m)

Built-in display shelves to the chimney breast recess. PVCu double glazed bay window to the front. PVCu double glazed window to the side. Cornice. Vertical radiator.

LIVING/DINING KITCHEN

With large format tiled floor and planned to incorporate:

KITCHEN

13'3" x 7'10" (4.04m x 2.39m)

Fitted with a range of contemporary light grey wall and base units beneath Minerva (blended acrylic) work-surfaces/up-stands and under-mount 1 ½ bowl composite sink with mixer tap. Display units. Pantry cupboard with shelving and power supply. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, five ring gas hob with glass splash-back and angular chimney cooker hood above and integrated dishwasher. Recess for an American style fridge/freezer. LED lighting. Vertical radiator.

LIVING/DINING AREA

22'2" x 17'8" (6.76m x 5.38m)

Double glazed bi-folding windows and double glazed French windows to the rear terrace. Recessed LED lighting. Two vertical radiators.

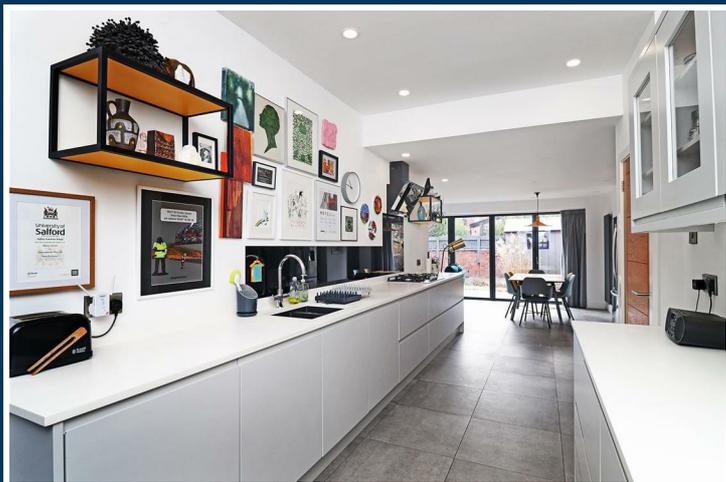
OFFICE/STUDIO/UTILITY ROOM

20'2" x 10'7" (6.15m x 3.23m)

With large format tiled floor and comprising:

OFFICE/STUDIO

Contemporary light grey base units beneath heat resistant worksurfaces and inset stainless steel sink with mixer tap. PVCu double glazed lantern light. Two PVCu double glazed windows to the side. Recessed LED lighting. Vertical radiator.



UTILITY AREA

Recess for an automatic washing machine and space for a tumble dryer. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door and matching side-screen to the front. Recessed LED lighting.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and tiled surrounds and low-level WC. Large format tiled floor. Heated towel rail.

FIRST FLOOR

LANDING

Spindle balustrade staircase to the second floor. Fitted bookshelves. Recessed LED lighting. Wall light point.

BEDROOM ONE

14'4" x 11'6" (4.37m x 3.51m)

Fitted with an eight door range of contemporary wardrobes containing hanging rails and shelving with cupboards above. Matching drawers. PVCu double glazed windows to the front and side. Radiator.

BEDROOM TWO

18'11" x 8'8" (5.77m x 2.64m)

Fitted twin pedestal dressing table. PVCu double glazed windows to the side and rear. Radiator. Also including:

DRESSING AREA

Fitted with a four door range of wardrobes containing hanging rails and shelving with drawers beneath. Opaque PVCu double glazed window to the side. Radiator.

BATHROOM/WC

10'6" x 8'11" (3.20m x 2.72m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and tiled surrounds, wall mounted vanity wash basin with mixer tap and low-level WC. Walk-in tiled shower area beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Large format tiled floor. Recessed LED lighting. Extractor fan. Tall heated towel rail.

SECOND FLOOR

LANDING

Velux window. Wall light point.

BEDROOM THREE

16' x 8'10" (4.88m x 2.69m)

Access to eaves storage. Vaulted ceiling with PVCu double glazed dormer window to the rear. Velux window. Laminate wood flooring. Radiator.

SHOWER ROOM/WC

7'5" x 5'5" (2.26m x 1.65m)

Circular glass wash basin with chrome mixer tap and white/chrome low-level WC. Tiled enclosure with electric shower. Velux window. Mosaic effect flooring. Wall light point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resin bound driveway providing off road parking.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

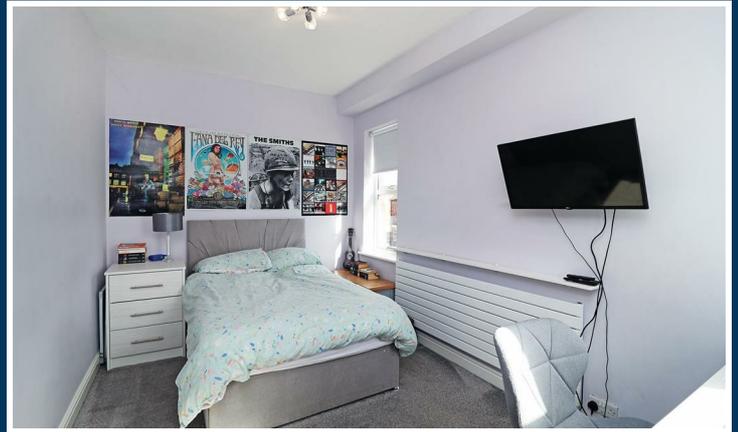
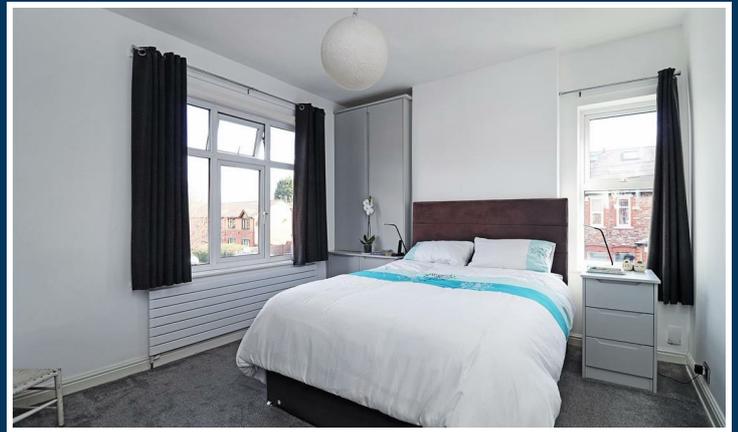
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

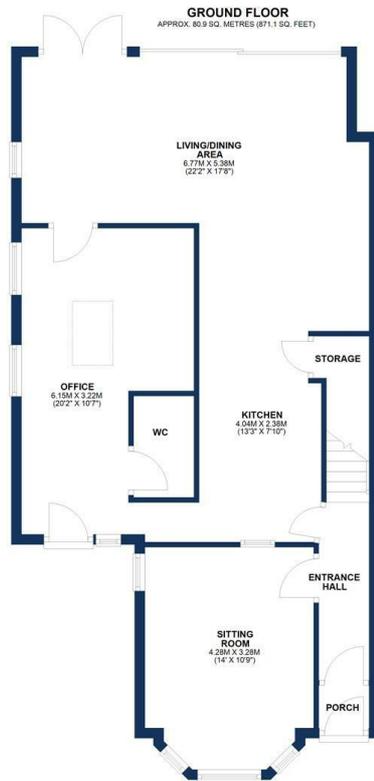
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NOTE

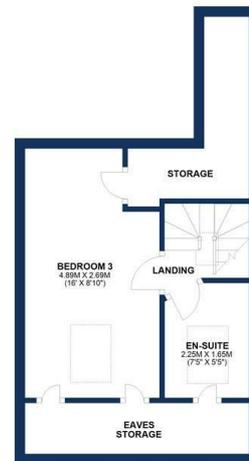
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 144.4 SQ. METRES (1554.7 SQ. FEET)
Floorplan for illustrative purposes only



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