



## 3 TWEED CLOSE | ALTRINCHAM

£399,950

\*\*\*NO ONWARD CHAIN\*\*\*

A well presented modern semi detached family house in a highly popular cul de sac location approximately half a mile from the award winning town centre of Altrincham. The accommodation briefly comprises covered porch, entrance hall, sitting room, fitted dining kitchen with integrated appliances, two excellent double bedrooms, generous single bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking within the paved driveway and detached garage. South easterly facing landscaped rear gardens.



**POSTCODE: WA14 4UH**

## DESCRIPTION

Tweed Close is a quiet cul de sac with modern properties of varying design standing within mature grounds alongside a wooded area at the end of the close. Approximately half a mile distance is the shopping centre of Altrincham with its highly popular Market Hall which 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. In addition, a little over one hundred yards to the south is John Leigh Park with tennis courts and recreation areas.

This semi detached family house is well proportioned and tastefully presented throughout with the benefit of gas fired central heating and PVCu double glazing.

The accommodation is approached beyond a covered porch and entrance hall which leads onto a spacious sitting room with the focal point of a period style fireplace surround. Positioned towards the rear and overlooking the delightful gardens a fitted kitchen with white units and integrated appliances provides ample space for a dining suite and there are sliding windows opening onto the paved rear terrace.

At first floor level the primary bedroom features a range of fitted wardrobes in addition to a further double bedroom. There is a carefully planned single bedroom with fitted furniture and a fully tiled modern bathroom/WC with Duravit suite.

The rear gardens are laid mainly to lawn and incorporate a paved rear terrace which is ideal for entertaining during the summer months. Importantly with a south easterly aspect to enjoy the sunshine throughout the day.

There is parking for at least two cars within the paved driveway which extends to the side of the property and leads onto a recently constructed detached garage.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque PVCu double glazed/panelled front door set beside a matching side-screen.

#### ENTRANCE HALL

Staircase to the first floor. Radiator.

#### SITTING ROOM

**14'3" x 12'4" (4.34m x 3.76m)**

Period style fireplace surround. Under-stair storage cupboard. PVCu double glazed window to the front. Radiator.

#### DINING KITCHEN

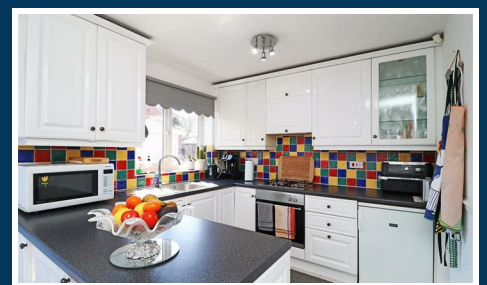
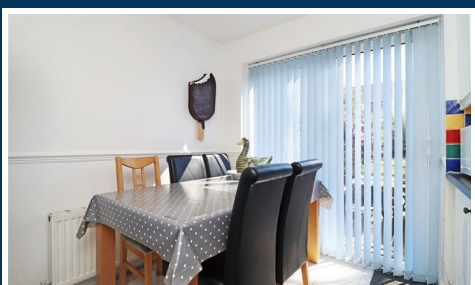
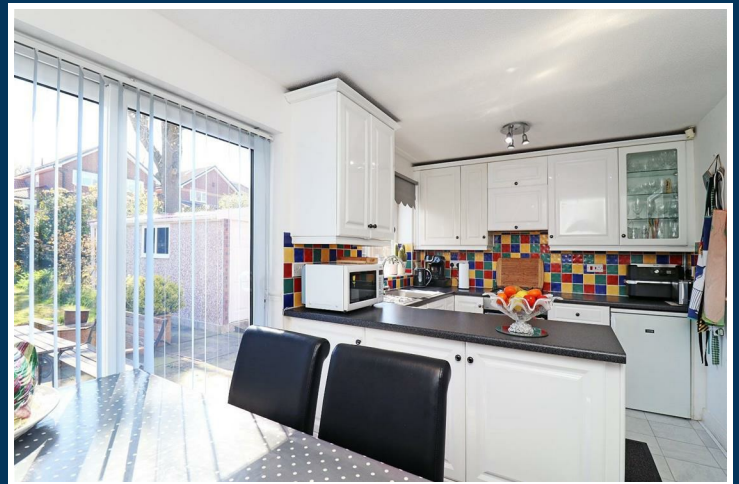
**15'8" x 8'9" (4.78m x 2.67m)**

Fitted with a range of matching white wall and base units beneath heat resistant work-surfaces and stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with cooker hood above. Recess for a fridge, dishwasher and automatic washing machine. Ample space for a dining suite. PVCu double glazed sliding windows to the rear terrace. PVCu double glazed window to the rear. Tile effect flooring. Dado rail. Radiator.

### FIRST FLOOR

#### LANDING

Loft access hatch. PVCu double glazed window to the side.



## BEDROOM ONE

13'8" x 9'4" (4.17m x 2.84m)

Fitted with a five door range of wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

## BEDROOM TWO

9'11" x 9'6" (3.02m x 2.90m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

9'9" x 6'6" (2.97m x 1.98m)

Recess for a single bed beneath fitted cupboards and flanked by wardrobes containing hanging rails and shelving with drawers beneath. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

## BATHROOM/WC

6'4" x 5'4" (1.93m x 1.63m)

Fully tiled and fitted with a white/chrome Duravit suite comprising panelled bath with electric shower and screen above, vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

## OUTSIDE

### DETACHED GARAGE

18'3" x 8'1" (5.56m x 2.46m)

Up and over door. Door to the side. PVCu double glazed window to the side. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

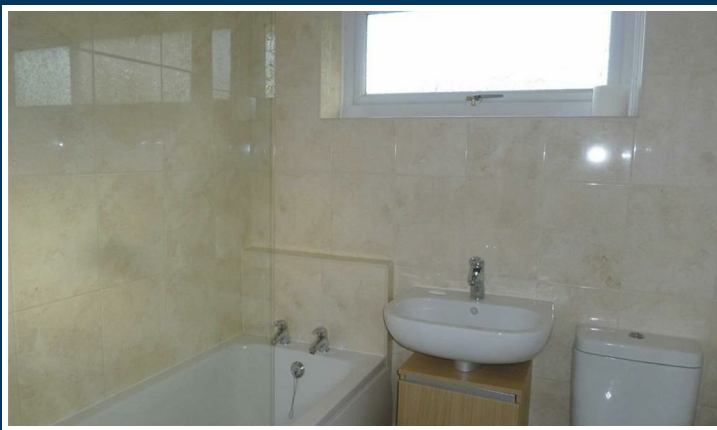
We are informed the property is held on a Leasehold basis for the residue of 999 years from 23rd December 1985 and subject to a Ground Rent of £60.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

Band D.

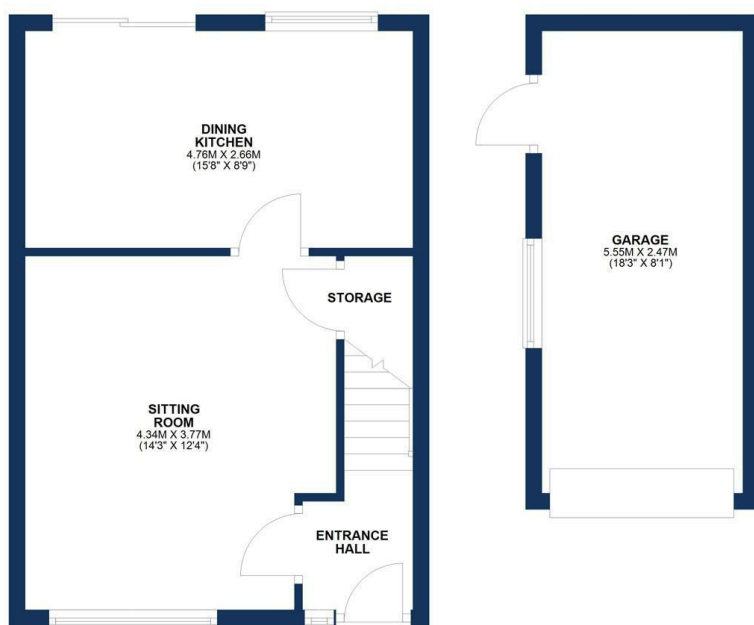
## NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

**GROUND FLOOR**  
APPROX. 47.9 SQ. METRES (515.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 33.9 SQ. METRES (364.5 SQ. FEET)



TOTAL AREA: APPROX. 81.7 SQ. METRES (879.8 SQ. FEET)  
Floorplan for illustrative purposes only



**HALE BARNS**

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM