



7 TERN CLOSE | ALTRINCHAM

£225,000

NO ONWARD CHAINFULL MODERNISATION REQUIRED***

A superbly proportioned semi detached property in a sought after residential location representing an exciting opportunity to re-model to individual taste. The accommodation briefly comprises front sitting room, full width dining kitchen with door onto the rear gardens, two double bedrooms and bathroom/WC. To the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden with gated access to the rear. To the rear is a patio seating area with gardens beyond with fence borders. A superb property with further potential and viewing is highly recommended.

POSTCODE: WA14 5LR

DESCRIPTION

A superbly proportioned semi detached home in a popular residential location in need of modernisation but representing an exciting opportunity to re-model to individual taste.

The accommodation provides a large sitting room to the front with stairs to the first floor whilst to the rear is a large full width dining kitchen with access onto the rear garden. To the first floor there are two excellent double bedrooms serviced by the bathroom/WC.

Externally to the front of the property the driveway provides off road parking and has an adjacent lawned garden and gated access to the rear.

To the rear is a patio seating area with gardens beyond all with fence borders and enjoying a high degree of privacy.

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 potential on offer.

ACCOMODATION

GROUND FLOOR

SITTING ROOM

14'2" x 11'11" (4.32 x 3.63)

Focal point of a gas fire with tiled hearth. Leaded effect window to the front. Stairs to first floor. Television aerial point. Telephone point.

DINING KITCHEN

13'1" x 11'11" (3.99 x 3.63)

Fitted with a range of light wood wall and base units with work surfaces over incorporating 1 ½ bowl sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Space for fridge freezer and dishwasher. Plumbing for washing machine. Tiled splashback. Door and window to the rear. Understairs storage cupboard. Wall mounted heater. Gas boiler.

FIRST FLOOR

LANDING

BEDROOM 1

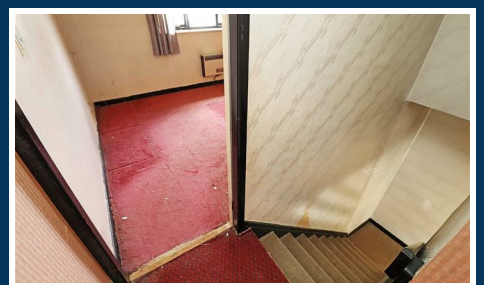
11'11" x 10'4" (3.63 x 3.15)

With window to the front. Wall mounted heater. Loft access hatch. Storage cupboard.

BEDROOM 2

11'11" x 8'9" (3.63 x 2.67)

With leaded effect window to the front. Wall mounted heater.



BATHROOM

8'10" x 5'3" (2.69 x 1.60)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Opaque window to the side. Half tiled walls.

OUTSIDE

To the front of the property the drive provides off road parking and benefits from adjacent lawned gardens with gated access to the rear. To the rear and accessed via the kitchen is a patio seating area with gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

We are informed the property is Freehold. 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.

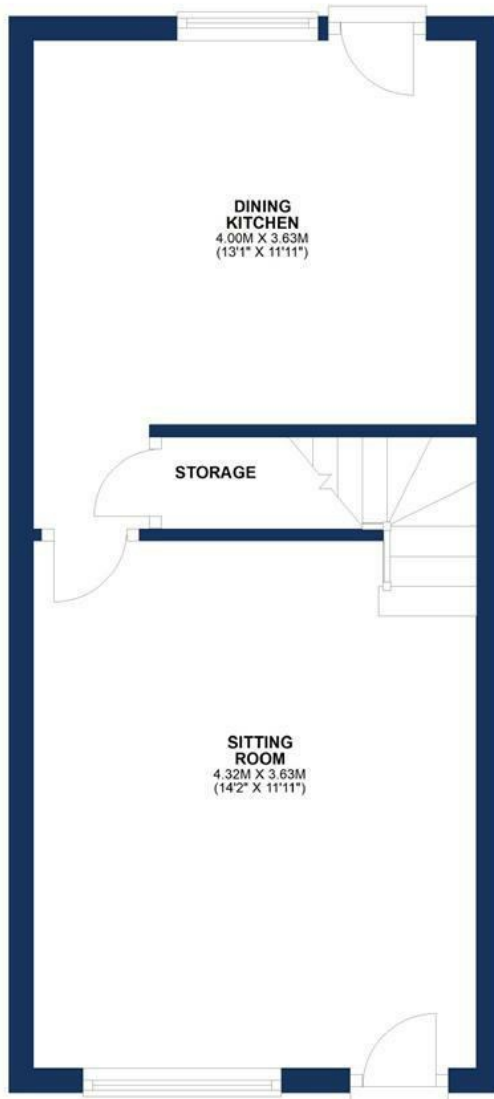
EPC available upon request.



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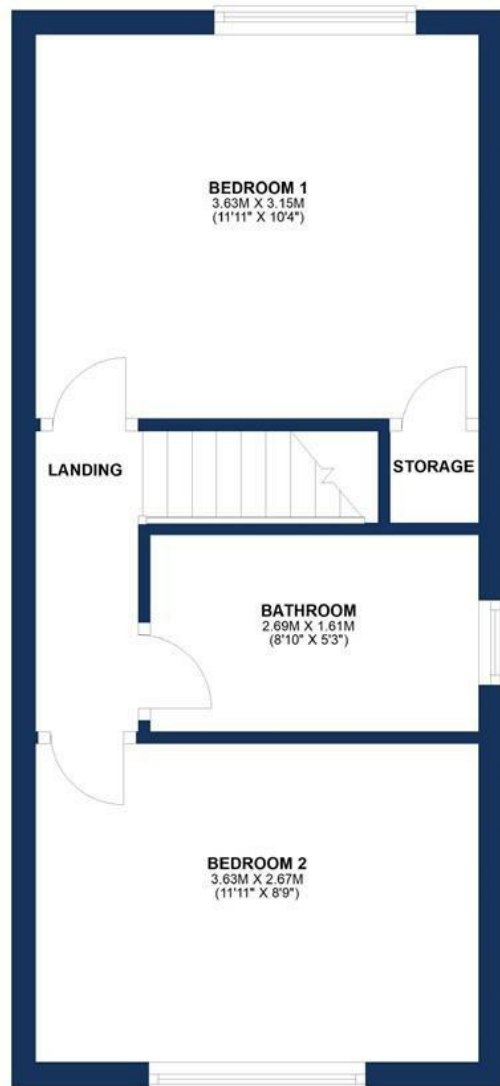
GROUND FLOOR

APPROX. 30.5 SQ. METRES (328.5 SQ. FEET)



FIRST FLOOR

APPROX. 30.5 SQ. METRES (328.5 SQ. FEET)



TOTAL AREA: APPROX. 61.0 SQ. METRES (657.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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