



2 JACKSON CLOSE | ALTRINCHAM

OFFERS OVER £925,000

A superbly presented and proportioned detached executive home built by David Wilson Homes and ideally located within walking distance of Timperley village centre. The accommodation briefly comprises large welcoming entrance hall with cloak cupboard and cloakroom/WC, versatile family room/study towards the front whilst to the rear is a sitting room with double doors leading onto the separate dining room which in turn leads onto the rear gardens. The ground floor accommodation is completed by the open plan living kitchen complete with central island and doors to the garden and with an adjacent utility room which provides access to the side and also to the integral double garage. To the first floor the principal bedroom benefits from a walk in wardrobe and en-suite shower room/WC, there is a guest bedroom with en-suite plus three further bedrooms serviced by the family bathroom/WC and off the galleried landing there is also a useful study area/library. Externally the drive provides off road parking whilst to the rear the gardens are laid mainly to lawn and incorporate a patio terrace all enjoying a high degree of privacy. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7XL

DESCRIPTION

Constructed by David Wilson Homes in 2000 this detached executive family home occupies a quiet cul de sac location and forms part of a popular development containing houses of similar age and varying traditional designs. The position is ideal with Timperley village centre approximately 250 yards distant and Timperley Green, which provides family recreational facilities again within easy walking distance. Importantly the property lies within the catchment area of highly regarded primary and secondary schools.

The well presented and superbly proportioned accommodation is approached via a large welcoming entrance hall with galleried landing and with separate cloaks cupboard and access to the cloakroom/WC. Towards the front of the property there is a versatile reception room currently used as a family room but could be a study and there is an additional sitting room to the side with bi folding doors leading onto the dining room. From the dining room there is access to the gardens and also to the open plan living kitchen complete with central island and space for living suite and with doors onto the rear garden. The ground floor accommodation is completed by the separate utility room which provides access to the side and also the integral double garage.

At first floor level the excellent principal bedroom benefits from a separate dressing area with adjacent en-suite shower room/WC and the second double bedroom also benefits from an en-suite shower room/WC. There are three further well proportioned bedrooms serviced by the family bathroom/WC and off the landing there is access to a further room which could be used as a study or a nursery or library.

Externally the driveway provides off road parking and benefits from adjacent lawned gardens with will stocked flowerbeds and provides access to the integral garage. There is also gated access to the rear.

A fine family home in an excellent position and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

PORCH

ENTRANCE HALL

15'9" x 10'5" (4.80m x 3.18m)

Large welcoming entrance hall with double glazed front door. Spindle balustrade staircase to galleried landing. Radiator. Natural wood flooring. Ceiling cornice. Cloaks cupboard.

CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the front. Tiled splashback. Radiator.

FAMILY ROOM

11'7" x 8'2" (3.53m x 2.49m)

Two PVCu double glazed windows to the front. Radiator. Television aerial point.

SITTING ROOM ROOM

17'10" x 11'7" (5.44m x 3.53m)

With a focal point of a living flame gas fire with tiled hearth. PVCu double glazed window to the side. Ceiling cornice. Two radiators. Access via double doors from the hallway and bi folding doors to:

DINING ROOM

11'11" x 11'0" (3.63m x 3.35m)

PVCu double glazed double doors to the rear garden. PVCu double glazed window to the side. Velux window. Radiator. Natural wood flooring.

LIVING KITCHEN

27'0" x 16'4" (8.23m x 4.98m)

Fitted with a comprehensive range of wall and base units with marble effect work surface over incorporating a sink unit plus five ring gas hob with extractor hood over and tiled splashback. Integrated Neff oven/grill and Neff combination oven. Integrated fridge freezer and dishwasher. Central island provides further storage and breakfast bar. PVCu double glazed double doors to the rear garden. Three PVCu double glazed windows to the rear. Three radiators. Natural wood flooring. Space for living suite. Recessed low voltage lighting. Television aerial point.

UTILITY

11'10" x 5'6" (3.61m x 1.68m)

With a range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Door to the side. Radiator. Cupboard housing Vaillant combination gas central heating boiler. Door to integral double garage.

FIRST FLOOR

GALLERIED LANDING

Loft access hatch. Radiator. Airing cupboard.



BEDROOM 6/STUDY

9'2" x 6'5" (2.79m x 1.96m)

Accessed via double doors from the galleried landing. Arch PVCu double glazed window to the front. Radiator.

BEDROOM 1

15'0" x 11'6" (4.57m x 3.51m)

With fitted wardrobes. Walk in wardrobe (5'2" X 4'3") Three PVCu double glazed windows to the front. Radiator.

EN-SUITE

9'1" x 4'7" (2.77m x 1.40m)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Half tiled walls. Radiator. Opaque PVCu double glazed window to the side. Extractor fan.

BEDROOM 2

13'8" x 12'9" (4.17m x 3.89m)

With fitted wardrobes. Radiator. PVCu double glazed window overlooking the rear garden.

EN-SUITE

8'102 x 5'3" (2.44m x 1.60m)

With tiled shower enclosure, vanity wash basin and WC. Radiator. Opaque PVCu double glazed window to the rear. Half tiled walls. Extractor fan.

BEDROOM 3

14'0" x 11'6" (4.27m x 3.51m)

With two PVCu double glazed windows to the front. Fitted wardrobes. Radiator.

BEDROOM 4

12'7" x 8'10" (3.84m x 2.69m)

PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

BEDROOM 5

10'10" x 8'10" (3.30m x 2.69m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Telephone point.

BATHROOM

8'11" x 7'8" (2.72m x 2.34m)

Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower cubicle, wash hand basin and WC. Radiator. Half tiled walls. Opaque PVCu double glazed window to the side.

OUTSIDE

DOUBLE GARAGE

18'8" x 17'0" (5.69m x 5.18m)

With two up and over doors to the front. Light and power. Fitted storage unit.

To the front of the property the block paved driveway provides off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

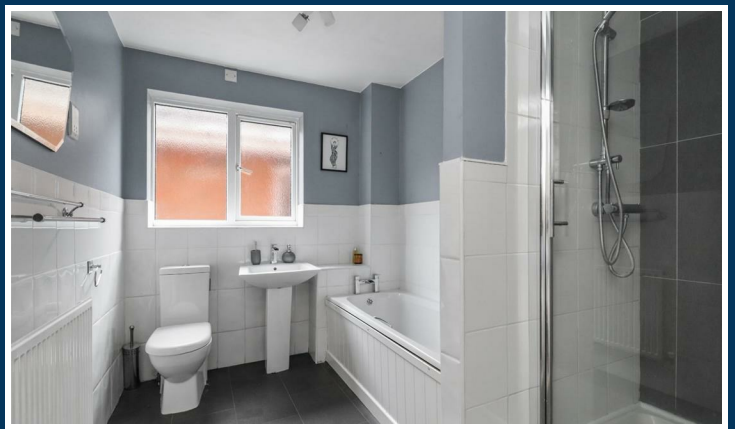
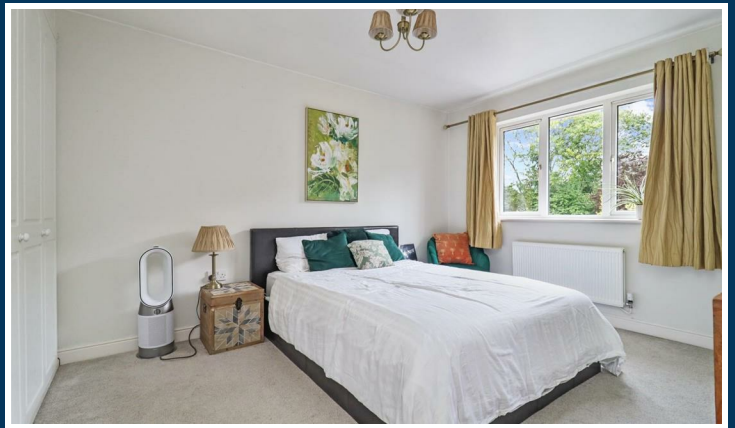
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TENURE

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

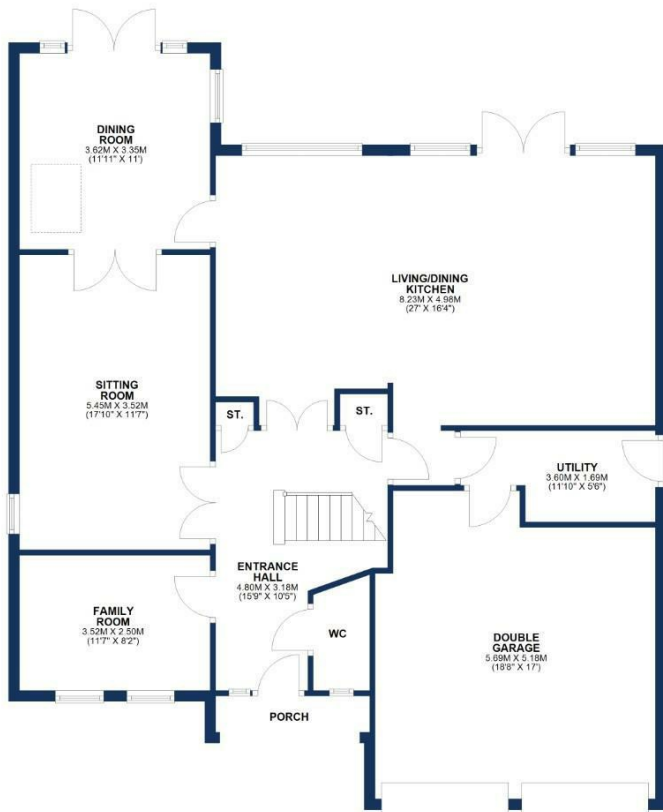
NOTE

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



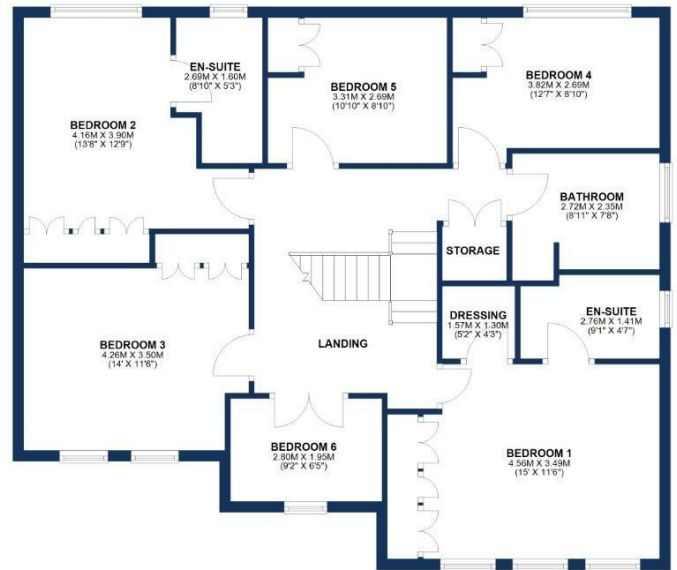
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GROUND FLOOR
APPROX. 135.2 SQ. METRES (1455.6 SQ. FEET)



TOTAL AREA: APPROX. 241.9 SQ. METRES (2603.6 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 106.6 SQ. METRES (1147.9 SQ. FEET)



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