



177 SHAFTESBURY AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £625,000

A superbly proportioned detached family home which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall with under stairs storage cupboard, bay fronted living room with inglenook, rear fitted kitchen with adjacent sitting room leading onto the conservatory which provides access to the gardens, separate utility room with door to the gardens and access to the cinema room, three excellent bedrooms and family bathroom/WC. Externally to the front of the property the driveway provides off road parking and there is gated access towards the rear. There is also access to the front storage space. The rear gardens incorporate a patio seating area with artificial lawned gardens beyond with adjacent timber covered seating area/bar area with inset lighting and power. Viewing is highly recommended.

POSTCODE: WA15 7AY

DESCRIPTION

Set well back from the carriageway the property stands within mature gardens incorporating a paved patio seating area with artificial lawned gardens beyond surrounded by well stocked flowerbeds and enjoying a westerly aspect to enjoy the afternoon and evening sun.

The accommodation is superbly proportioned throughout and a large entrance hall leads onto the front living room with a focal point of an inglenook and a bay window to the front. Also off the hallway is the fitted kitchen with a comprehensive range of white units and with door leading onto the adjacent sitting room which in turn leads onto the conservatory. From the conservatory there is access onto the rear garden. Also off the kitchen is the separate utility room with door to the rear gardens and also access to the cinema room which forms part of the converted garage which has left a useful storage area to the front. To the first floor there are three excellent bedrooms with the master mirroring the living room with an attractive inglenook and bay to the front and all bedrooms are serviced by the family bathroom/WC.

To the front of the property the flagged driveway provides off road parking with adjacent lawned garden with mature shrub borders. To the rear is a patio seating area with superb gardens beyond laid with artificial grass. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun. Also incorporated into the garden is a separate timber covered seating area with inset lighting and power and adjacent bar or store with separate access.

The location is ideal being approximately 1 1/2 miles from Altrincham town centre with a commuter service into Manchester provided by the Metrolink and approximately 1/2 mile from the village centre of Timperley. The property is also in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

15'1" x 6'7" (4.60m x 2.01m)

With glass panelled front door. Spindle balustrade staircase to first floor. Radiator. Laminate flooring. Recessed low voltage lighting. Ceiling cornice. Under stairs storage cupboard.

LIVING ROOM

18'1" x 13'6" (5.51m x 4.11m)

With a focal point of an attractive inglenook housing a gas stove with timber mantle and flanked by lead effect PVCu double glazed windows. Lead effect PVCu double glazed bay window to the front. Recessed low voltage lighting. Radiator.

KITCHEN

12'7" x 8'5" (3.84m x 2.57m)

Fitted with a comprehensive range of white wood base unit with contrasting work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven and fridge freezer. Radiator. Lead effect PVCu double glazed window to the garden. Laminate flooring. Recessed low voltage lighting.

SITTING ROOM

11'3" x 9'4" (3.43m x 2.84m)

Radiator. Laminate flooring. Door to:

CONSERVATORY

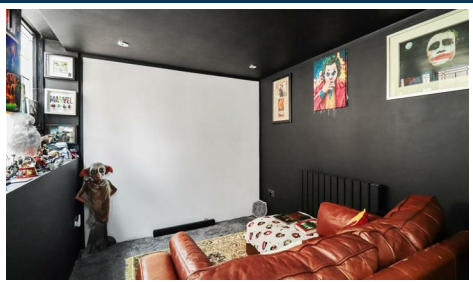
12'2" x 11'1" (3.71m x 3.38m)

Timber framed and with door to the garden. Radiator.

UTILITY

8'0" x 7'11" (2.44m x 2.41m)

With work surface incorporating stainless steel sink unit with drainer and storage beneath. Plumbing for washing machine and space for dryer. PVCu double glazed window to the rear. PVCu double glazed window to the side. Laminate flooring.



CINEMA ROOM

11'6" x 8'0" (3.51m x 2.44m)

With window to the side. Recessed low voltage lighting. A superb room which could be used as a playroom or study or as its existing use as a cinema room.

FIRST FLOOR

LANDING

Lead effect PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space which also houses the combination gas central heating boiler.

BEDROOM 1

15'10" x 13'6" (4.83m x 4.11m)

Mirroring the living room on the ground floor with an inglenook flanked by opaque lead effect double glazed window. Lead effect PVCu double glazed bay window to the front. Fitted wardrobes. Radiator.

BEDROOM 2

12'2" x 10'0" (3.71m x 3.05m)

Lead effect PVCu double glazed window to the rear. Radiator. Ceiling cornice.

BEDROOM 3

7'11" x 7'7" (2.41m x 2.31m)

With lead effect PVCu double glazed window to the front. Radiator. Fitted storage.

BATHROOM

9'8" x 7'0" (2.95m x 2.13m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, tiled shower cubicle, pedestal wash basin and WC. Tiled floor. Part tiled walls. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed windows to the side and rear.

OUTSIDE

To the front of the property a flagged drive provides off road parking and has adjacent lawned gardens with mature shrub borders. Gated access to the rear plus access to front storage area.

To the rear the gardens incorporate a patio seating area with lawns beyond laid with artificial grass all benefitting from a westerly aspect to enjoy the afternoon and evening sun. The rear gardens also have the added benefit of a covered timber seating area with inset lighting and power and adjacent bar area with separate access.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

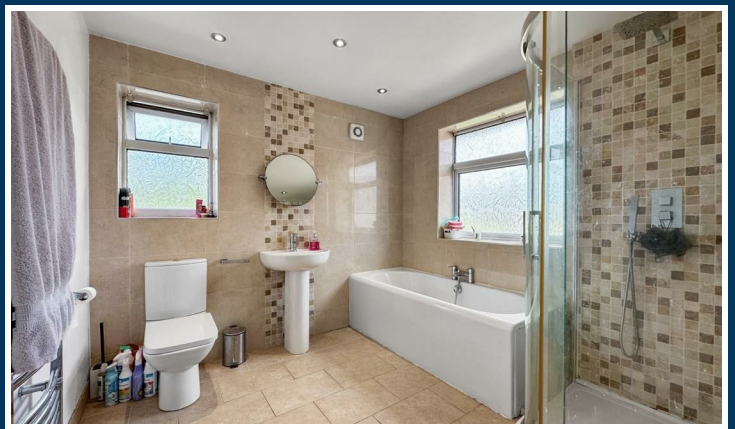
Band "E"

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.



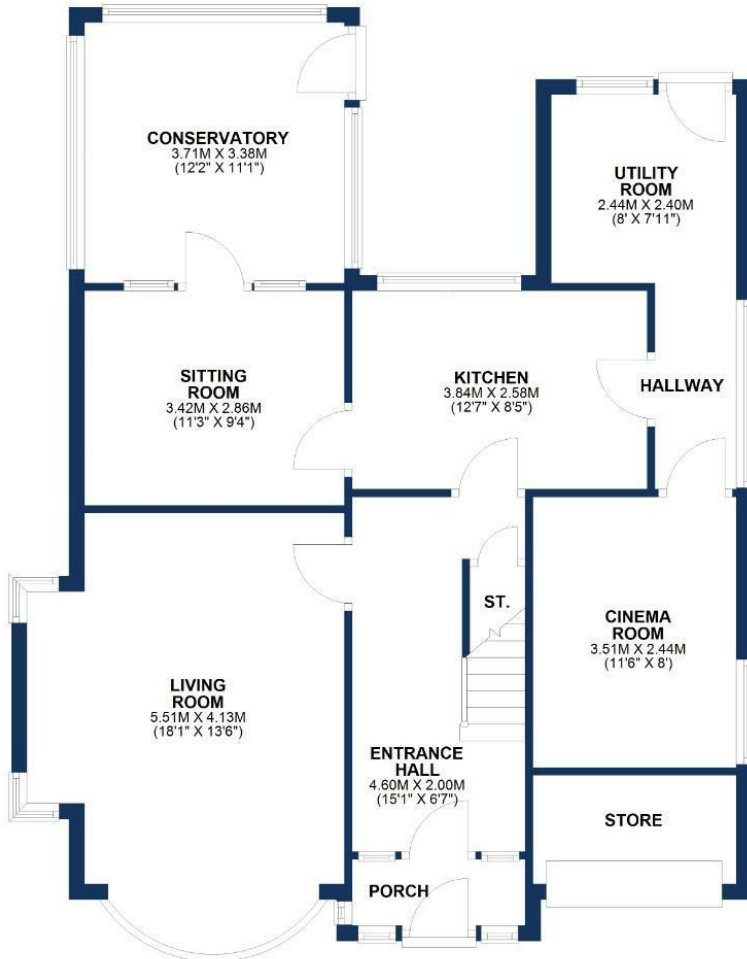
Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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. 87.0 SQ. METRES (936.2 SQ. FEET)

TOTAL AREA: APPROX. 132.7 SQ. METRES (1428.7 SQ. FEET)

Floorplan for illustrative purposes only



FIRST FLOOR

APPROX. 45.8 SQ. METRES (492.5 SQ. FEET)



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