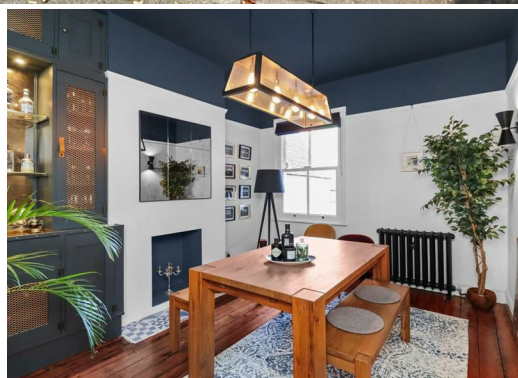




46 OLDFIELD ROAD | ALTRINCHAM

OFFERS OVER £650,000

***SUPERBLY PROPORTIONED WITH ACCOMMODATION OFFERING 2175 SQ FT ***

A beautifully presented and deceptively spacious Victorian terraced family home in an ideal location within easy reach of Altrincham town centre, in the catchment area of highly regarded primary and secondary schools and with John Leigh park on the doorstep. The accommodation has been modernised in recent years and is approached via a recessed porch leading onto a large welcoming entrance hall. Towards the front of the property is a bay fronted living room with log burner and towards the rear is a separate dining room with impressive open plan living dining kitchen beyond with door to the side. Cellars containing two chambers. To the first floor there are three double bedrooms serviced by the family bathroom/WC and the second floor provides a fourth double bedroom with eaves storage. Attractive courtyard garden to the front whilst to the rear the gardens are paved and laid with artificial grass. Viewing is essential to appreciate the standard and character of the accommodation on offer.

POSTCODE: WA14 4EF

DESCRIPTION

This period mid terraced family home has been improved in recent years to create superbly proportioned living space presented to a high standard.

The accommodation is typical of the era with plenty of the original character and charm still evident. Towards the front of the property a separate living room benefits from a focal point of a log burner set upon a flagged hearth with timber mantle and with sash double glazed bay window. Towards the rear is a separate dining room with recessed fireplace with tiled hearth and window overlooking the rear garden plus stripped floorboards. The ground floor accommodation is completed by an open plan living dining kitchen with living area leading onto the working kitchen fitted with a range of high gloss units and with door to the side. From the hallway there is also access to the cellars providing two large main chambers, one used as a workshop and the other currently as a utility. The cellars are ripe for conversion subject to the relevant permissions being obtained.

To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC fitted with a contemporary suite. The accommodation is completed by the second floor which provides a fourth double bedroom and access to a large eaves storage space.

Externally to the front of the property gated access leads onto the courtyard garden with well stocked flowerbeds whilst to the rear and accessed via the living dining kitchen the gardens incorporate flagged seating area with gardens beyond laid with artificial grass.

The location is ideal being within easy reach of Altrincham town centre and with John Leigh park on the doorstep and also lying in the catchment area of highly regarded primary and secondary schools.

A deceptively spacious home where viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With leaded and stained glass panelled front door. LVT wood effect flooring. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor. Access to cellars. Large opening to the open plan living dining kitchen.

LIVING ROOM

14'3" x 12'9" (4.34m x 3.89m)

With a focal point of a log burner set upon a flagged hearth and with timber effect fire resistant mantle. Double glazed sash bay window to the front. Picture rail. Radiator.

DINING ROOM

14'0" x 10'11" (4.27m x 3.33m)

With a recessed fireplace with tiled hearth. Stripped floorboards. Double glazed sash window to the rear. Radiator. Fitted storage area/bar.

LIVING DINING KITCHEN

27'0" x 10'5" comprising (8.23m x 3.18m comprising)

LIVING AREA

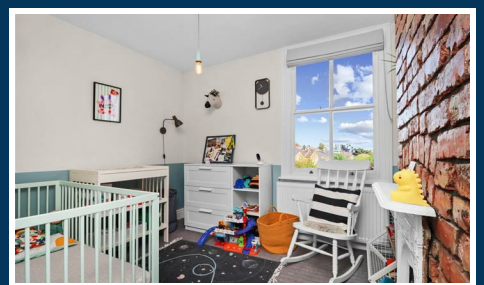
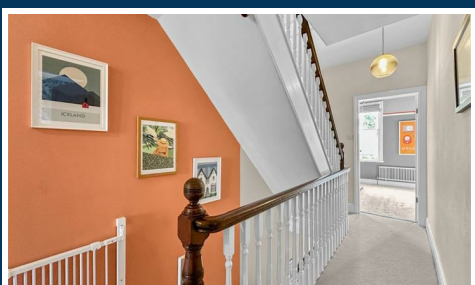
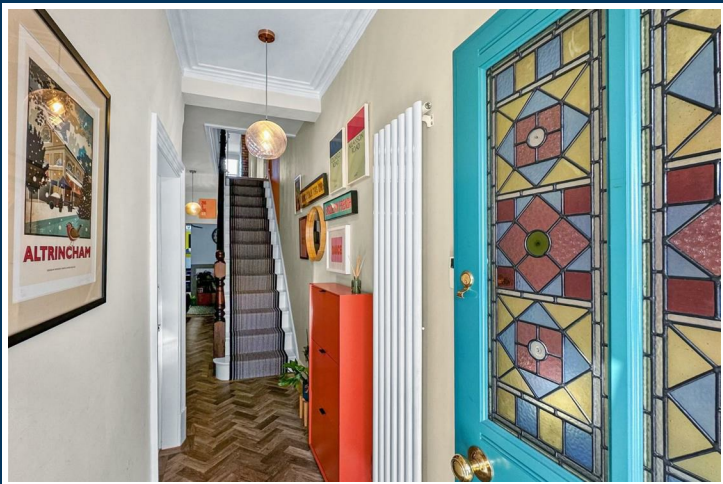
With double glazed sash window to the side. Radiator. Opening to:

BREAKFAST KITCHEN

With a range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer plus breakfast bar. Integrated fridge freezer. Space for Range oven. Two PVCu double glazed windows to the side and one to the rear. Three Velux windows to the rear. Composite stable style door to the side. Underfloor heating. Laminate flooring.

CELLARS

Large hallway with storage plus



CHAMBER 1

14'4" x 12'10" (4.37m x 3.91m)

PVCu double glazed window to the front. Light and power.

CHAMBER 2

14'2" x 10'11" (4.32m x 3.33m)

Currently used as a utility with plumbing for washing machine and space for dryer. Wall mounted Ideal combination gas central heating boiler. Light and power.

FIRST FLOOR

LANDING

Spindle balustrade staircase to second floor.

BEDROOM 1

16'10" x 11'6" (5.13m x 3.51m)

With two double glazed sash windows to the front. Radiator. Picture rail.

BEDROOM 2

14'0" x 10'10" (4.27m x 3.30m)

Focal point of a cast iron fireplace. Double glazed sash window to the rear. Radiator.

BEDROOM 3

12'0" x 10'4" (3.66m x 3.15m)

Fitted with a modern suite comprising free standing bath with adjacent shower/tap stand, separate tiled shower cubicle with crittal style screen, wash hand basin and WC. Period style radiator with heated towel rail. Opaque PVCu double glazed sash window to the side. Recessed low voltage lighting. Extractor fan. Airing cupboard. Half tiled walls.

SECOND FLOOR

BEDROOM 4

16'10" x 14'3" (5.13m x 4.34m)

A superb fourth double bedroom with access to two large eaves storage areas. Two velux window to the rear. Radiator. Recessed low voltage lighting.

OUTSIDE

To the front of the property gated access leads onto a courtyard garden with attractive well stocked flowerbeds.

To the rear the gardens incorporate a flagged seating area with gardens beyond laid with artificial grass and access to a rear bin store/passageway.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

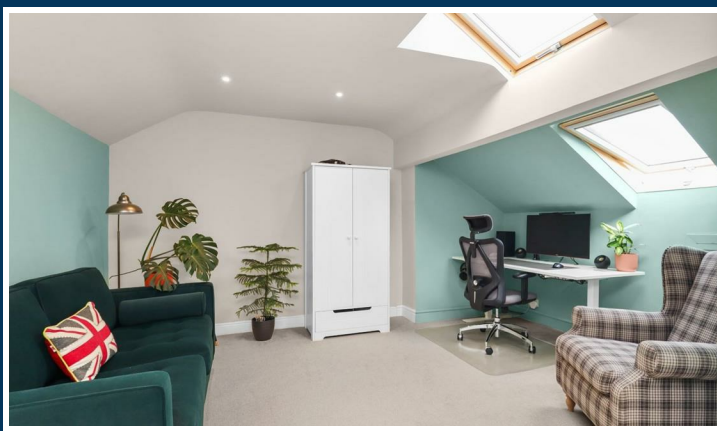
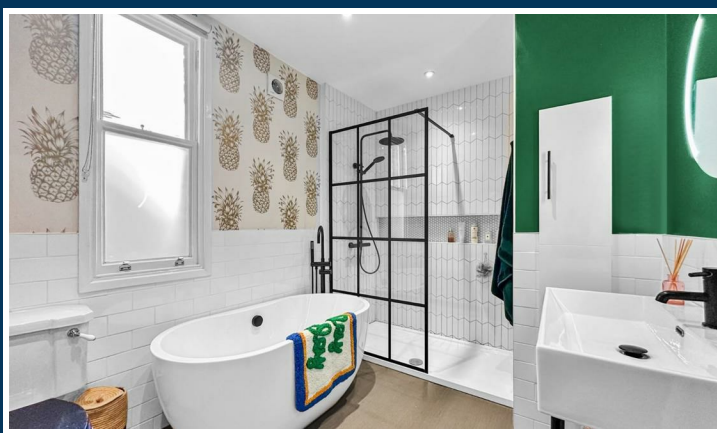
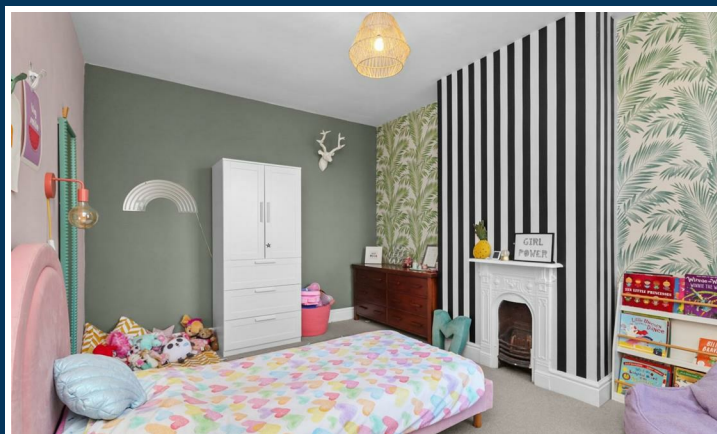
Band "C"

TENURE

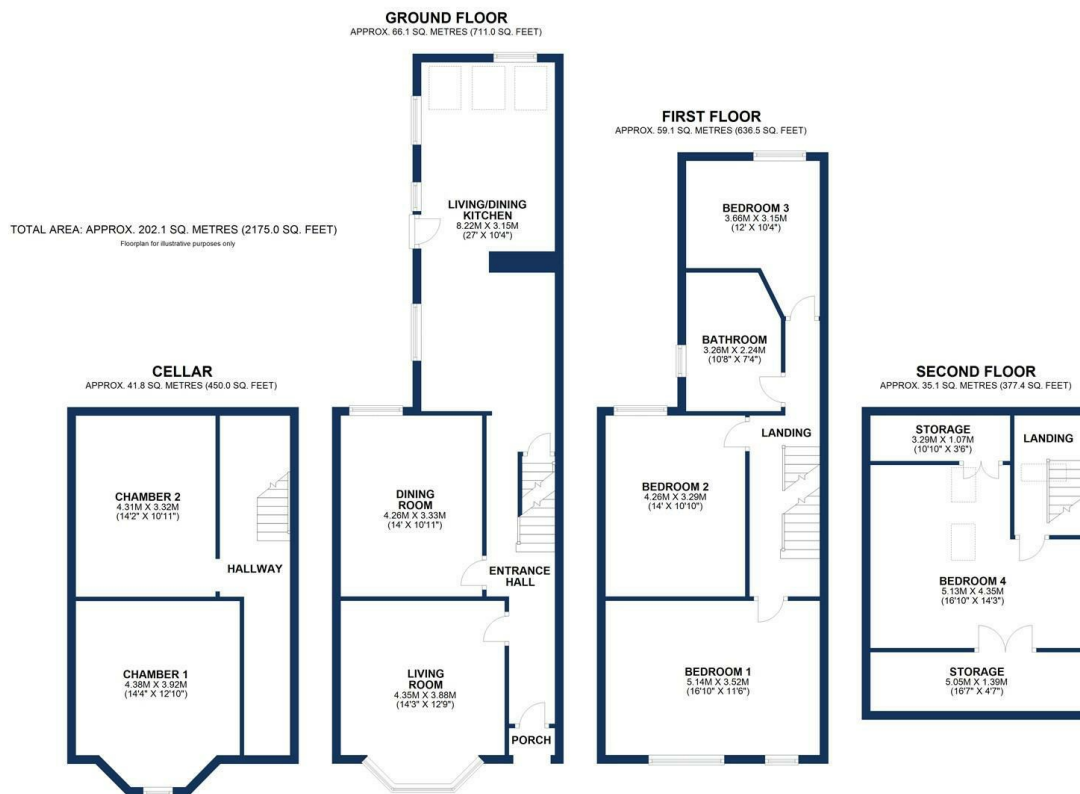
We are informed the property is Freehold. This should be verified by your Solicitor.

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.



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