



33 WOODLANDS PARKWAY | TIMPERLEY

OFFERS OVER £625,000

A superb semi detached family home in a sought after location which has been extended to provide superbly proportioned living space presented to a high standard. The accommodation briefly comprises porch, entrance hall with cloakroom/WC, bay fronted sitting room with log burning stove, impressive open plan living dining kitchen to the rear with doors leading onto the attractive westerly facing rear gardens and the ground floor accommodation is completed by the separate utility room with door to the side. To the first floor there are three bedrooms and contemporary bathroom with separate WC. Ideally positioned within close proximity to Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools with Wellington School on the doorstep. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 7QT

DESCRIPTION

Woodlands Parkway is one of the most popular locations being developed with a variety of individual designed detached and semi detached houses with mature tree lined surrounds all of which combine to create an attractive setting.

This semi detached family home has been extended and superbly presented and proportioned throughout. Approached via the recessed porch leading onto the welcoming entrance hall there is a bay fronted sitting room with a focal point of a log burning stove set upon a stone hearth and with parquet flooring. To the rear of the property the extension has created a superb open plan living space which truly acts as the heart of the home and features room for living and dining suites whilst the kitchen is fitted with a contemporary range of units incorporating a central island with breakfast bar and with doors leading onto the extensive rear gardens which benefit from a westerly aspect. Adjacent to the kitchen is a separate utility room with further storage and with access to the side and the ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms serviced by the contemporary bathroom and separate WC.

Externally there is ample off road parking within the block paved driveway which has an adjacent lawned garden and there is gated access towards the rear. To the rear is a large patio seating area with extensive lawns beyond with hedge and fence borders with a high degree of privacy. The rear gardens also benefit from a westerly aspect to enjoy the afternoon and evening sun.

A little over a 1/4 mile distant is the Metrolink railway station and beyond the shopping centre of the market town of Altrincham with its impressive market quarter. The property also lies within the catchment area of highly regarded primary and secondary schools and previously mentioned with Wellington School on the doorstep.

A superb family home and viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

PORCH

Tiled floor.

ENTRANCE HALL

14'11" x 7'4" (4.55m x 2.24m)

Leaded and stained glass panelled front door. Leaded and stained glass window to the side. Spindle balustrade staircase to first floor. Parquet style flooring. Radiator. Picture rail. Telephone point.

SITTING ROOM

12'9" x 10'11" (3.89m x 3.33m)

With a PVCu double glazed bay window to the front with leaded and stained effect top lights. Focal point of a log burning stove set upon a stone hearth. Parquet style flooring. Picture rail. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

29'0" x 22'10" (8.84m x 6.96m)

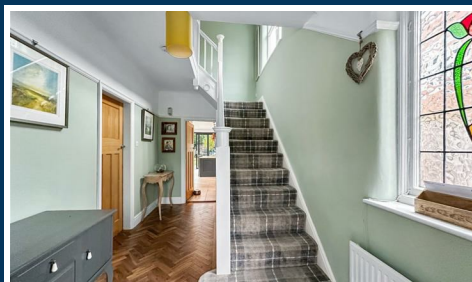
An impressive open plan space with underfloor heating throughout comprising:

LIVING AREA

Recessed fireplace with tiled hearth. Television aerial point. Recessed low voltage lighting. Ample space for living suite. Opening to:

DINING KITCHEN

The kitchen is fitted with a comprehensive range of blue inframe wall and base units with contrasting white marble effect work surfaces over. Central island incorporates a large breakfast bar plus sink unit with hose tap and dishwasher. Integrated appliances by Neff include double oven/grill plus four ring gas hob. Full height fridge and freezer. Tiled floor. Ample space for dining suite. Doors providing access onto the rear gardens. Lantern light. Recessed low voltage lighting.



UTILITY

7'10" x 6'4" (2.39m x 1.93m)

With work surface incorporating 1 1/2 bowl stainless steel sink unit with drainer plus cupboard beneath and plumbing for washing machine. Adjacent cupboard housing the combination gas central heating boiler. Composite door to the side. Tiled floor. Underfloor heating.

CLOAKROOM

With a white suite with chrome fittings comprising WC and wash hand basin with storage beneath. Recessed low voltage lighting. Tiled splashback. Tiled floor. Extractor fan.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM 1

13'0" x 10'11" (3.96m x 3.33m)

With fitted wardrobes. PVCu double glazed window to the rear. Recessed low voltage lighting. Picture rail. Radiator. Telephone point.

BEDROOM 2

13'4" x 10'11" (4.06m x 3.33m)

With PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 3

7'6" x 7'3" (2.29m x 2.21m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'4" x 5'10" (2.24m x 1.78m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over plus vanity wash basin. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Tiled walls and floor. Chrome heated towel rail.

SEPARATE WC

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

OUTSIDE

To the front of the property the block paved drive provides ample off road parking and has an adjacent lawned garden and there is gated access to the rear.

To the rear the gardens are a particular feature incorporating a large patio seating area with extensive lawned gardens beyond with hedge and fence borders. There is exterior lighting and the gardens benefit from a high degree of privacy. The rear gardens also have a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

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

NOTE

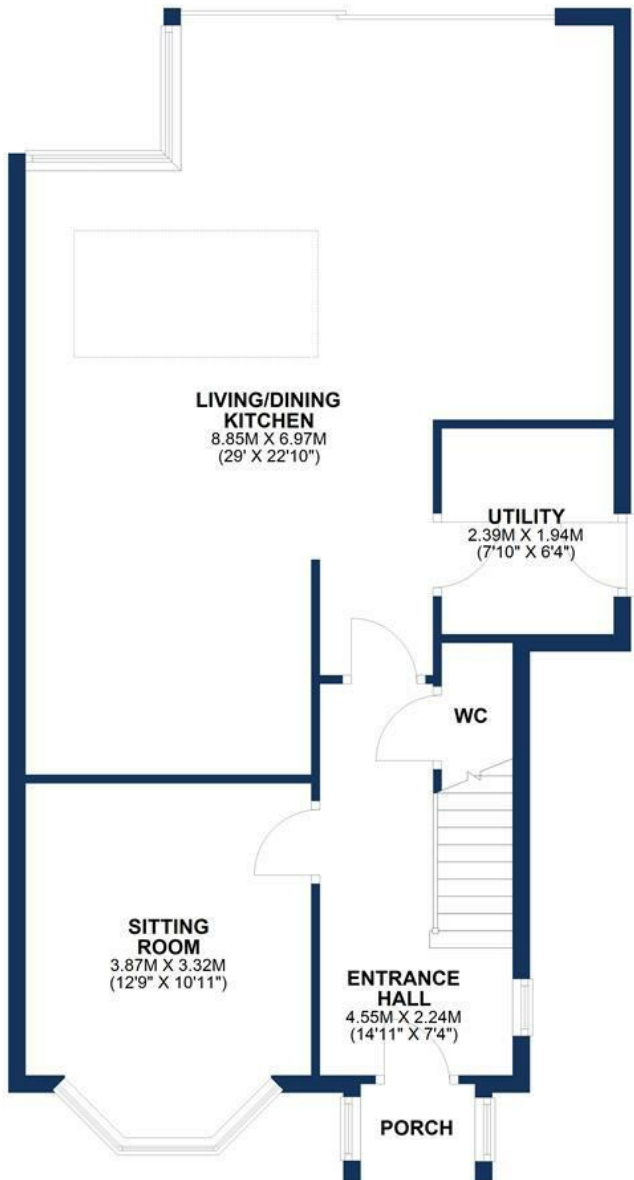
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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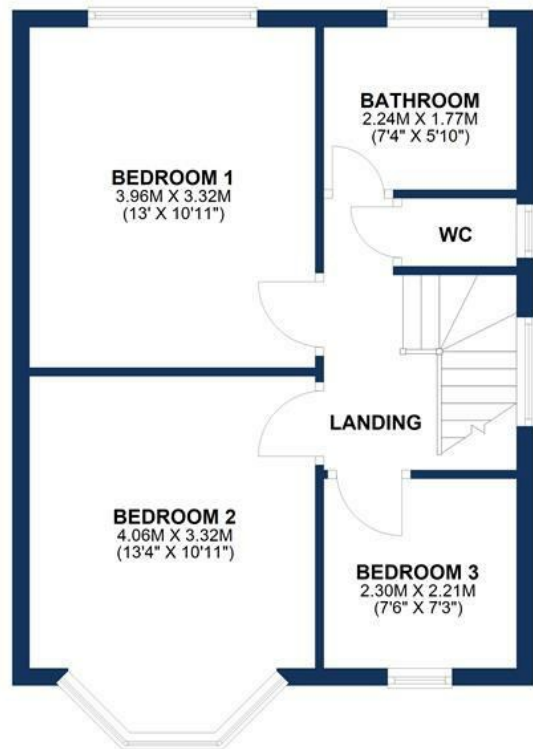
GROUND FLOOR

APPROX. 76.2 SQ. METRES (819.7 SQ. FEET)



FIRST FLOOR

APPROX. 42.6 SQ. METRES (458.3 SQ. FEET)



TOTAL AREA: APPROX. 118.7 SQ. METRES (1278.0 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