



**2 YEOFORD DRIVE | ALTRINCHAM**

**OFFERS IN THE REGION OF £525,000**

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly presented modern detached family house with south facing landscaped gardens. The generously proportioned accommodation briefly comprises covered porch, entrance hall, sitting room with feature fireplace and sliding windows to the paved terrace, dining room, fitted kitchen with integrated appliances, cloakroom/WC, spacious primary bedroom with fitted wardrobes and en suite shower room/WC, additional double bedroom, excellent single bedroom and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached garage. Mature gardens laid mainly to lawn. Ideal location less than a mile from the award winning town centre.



**POSTCODE: WA14 4UP**

## DESCRIPTION

This modern double fronted detached family house is positioned on a quiet cul de sac within a sought after residential location adjacent to the scenic waterways of the Bridgewater canal with its charming sights and plentiful wildlife. Less than a mile distance is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The property also lies within the catchment area of highly regarded primary and secondary schools and approximately 750 hundred yards to the east is John Leigh Park with tennis courts and recreation areas.

The accommodation is generously proportioned and superbly presented throughout with the benefit of gas fired central heating and PVCu double glazing.

Approached beyond a covered porch and central entrance hall there is an elegant dual aspect sitting room to one side with the focal point of a period style fireplace and living flame gas fire set upon a marble hearth. In addition, sliding windows open onto the south facing paved terrace which is ideal for entertaining during the summer months. There is a formal dining room and the adjacent kitchen is fitted with Shaker style units complemented by wood effect work-surfaces and a range of integrated appliances. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level the excellent primary bedroom benefits from fitted wardrobes and an en suite shower room/WC. There is a further double bedroom with fitted wardrobes, a generous single bedroom and family bathroom with white suite and chrome fittings.

Externally the driveway provides off road parking for several cars and the detached garage is equipped with light and power supplies.

The landscaped gardens are certainly a feature and include the aforementioned stone paved terrace and expanse of lawn surrounded by well stocked borders and a variety of mature shrubs and trees. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque glazed/panelled hardwood front door set beside a matching side-screen.

#### ENTRANCE HALL

**14'4" x 5'11" (4.37m x 1.80m)**

Spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Tiled floor. Coved cornice. Radiator.

#### SITTING ROOM

**17'11" x 10'9" (5.46m x 3.28m)**

Period style fireplace surround with marble insert and coal effect living flame gas fire set upon a marble hearth. PVCu double glazed sliding windows to the paved terrace and lawned gardens beyond. PVCu double glazed window to the front. Coved cornice. Two radiators.

#### DINING ROOM

**9'5" x 9'1" (2.87m x 2.77m)**

PVCu double glazed window to the front. Coved cornice. Radiator.

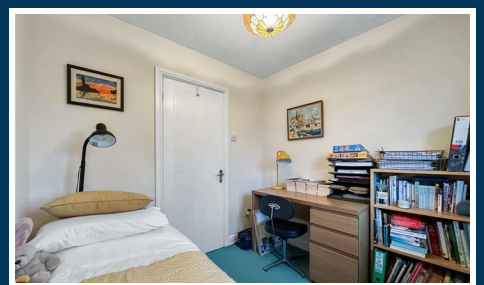
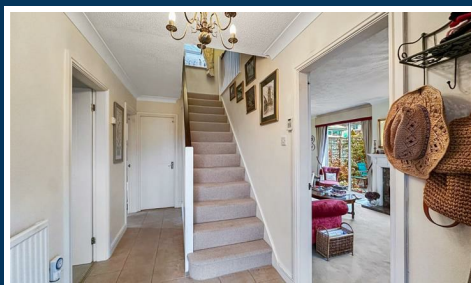
#### KITCHEN

**9'5" x 8'6" (2.87m x 2.59m)**

Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a NEFF electric fan oven/grill, NEFF four zone induction hob with Smeg chimney cooker hood above and fridge/freezer. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque glazed/panelled timber framed door to the rear passageway. PVCu double glazed window. Tiled floor. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window. Partially tiled walls. Tiled floor. Chrome heated towel rail.





## FIRST FLOOR

### LANDING

Spindle balustrade. Loft access hatch. Opaque PVCu double glazed window.

### BEDROOM ONE

14'2" x 12'8" (4.32m x 3.86m)

Four door range of mirror fronted wardrobes containing hanging rails and shelving. PVCu double glazed window. Radiator.

### EN SUITE SHOWER ROOM/WC

8'4" x 6'2" (2.54m x 1.88m)

Pedestal wash basin with mixer tap and low-level WC with concealed cistern. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window. Partially tiled walls. Tiled floor. Radiator.

### BEDROOM TWO

12'6" x 9'10" (3.81m x 3.00m)

Four door range of mirror fronted wardrobes containing hanging rails and shelving. Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window. Radiator.

### BEDROOM THREE

8' x 7'8" (2.44m x 2.34m)

PVCu double glazed window. Radiator.

### FAMILY BATHROOM/WC

8'4" x 5'7" (2.54m x 1.70m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window. Tiled floor. Radiator.

## OUTSIDE

### DETACHED GARAGE

16'11" x 7'5" (5.16m x 2.26m)

Up and over door. Opaque glazed/panelled timber framed door and matching window to the side. Light and power supplies.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

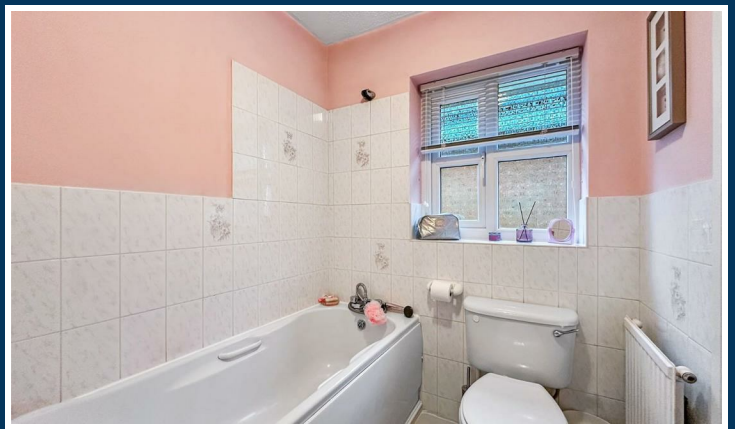
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band E.

### NOTE

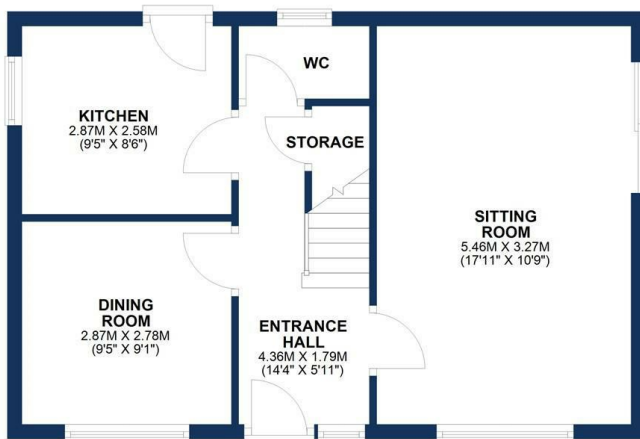
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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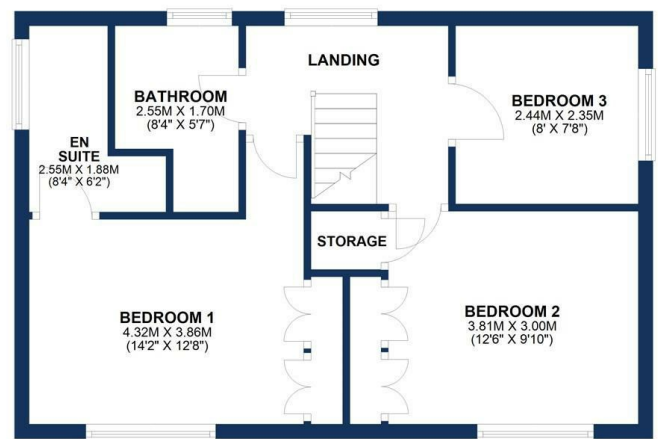
### GROUND FLOOR

APPROX. 57.3 SQ. METRES (616.4 SQ. FEET)



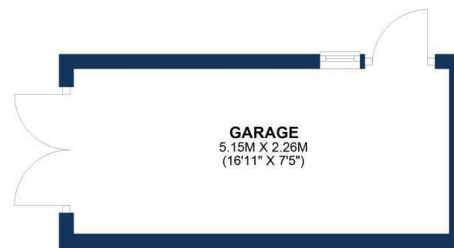
### FIRST FLOOR

APPROX. 45.6 SQ. METRES (491.0 SQ. FEET)



TOTAL AREA: APPROX. 102.9 SQ. METRES (1107.3 SQ. FEET)

Floorplan for illustrative purposes only



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