

## 44 STAMFORD AVENUE | ALTRINCHAM

£360,000

A replanned and refurbished traditional terraced house with contemporary fittings throughout and exceptional landscaped rear gardens. The beautifully presented accommodation briefly comprises entrance hall, spacious sitting room, fitted dining kitchen with French windows to the paved rear terrace, two double bedrooms with fitted furniture, generous single bedroom with built-in wardrobe and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Superb location a short distance from the highly regarded Oldfield Brow Primary School and approximately one mile distance to the award winning town centre.



**POSTCODE: WA14 4JH**

## DESCRIPTION

This attractive terraced house stands within private landscape grounds and is well placed being within the catchment area of highly regarded primary and secondary schools. Approximately one mile distance is the 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 property is well placed for the surrounding network of motorways. In addition, half a mile to the east is John Leigh Park with tennis courts and recreation areas.

In more recent years the accommodation has been refurbished and re-planned to create contemporary open plan living space with the benefit of French windows opening onto the full width stone paved rear terrace which is ideal for entertaining during the summer months.

The superbly presented interior is approached beyond a composite front door the spacious entrance hall features luxury vinyl wood effect flooring which extends throughout the ground floor. Positioned at the front there is an elegant sitting room with provision for a wall mounted flatscreen television and useful under-stair storage. This naturally light reception room opens onto the full width fitted dining kitchen with high gloss units complemented by wood effect work-surfaces and a full range of integrated appliances. There is ample space for a dining suite and access to the beautifully landscaped gardens.

At first floor level the primary bedroom benefits from a range of fitted wardrobes and the adjacent double bedroom also has the added advantage of fitted furniture. The generous single bedroom includes a built-in wardrobe and a modern bathroom/WC with white suite completes the accommodation.

Gas fired central heating has been installed together with PVCu double glazing.

External the tiered rear gardens have been improved with the aforementioned full width stone paved terrace alongside levels of artificial grass and an additional seating area. There is gated access to the rear and potential to create off road parking at the front, subject to approval.

## ACCOMMODATION

### GROUND FLOOR: ENTRANCE HALL

Panelled/opaque double glazed woodgrain effect composite front door. Staircase to the first floor. Luxury vinyl wood effect flooring. Space for hanging coats and jackets. Radiator.

### SITTING ROOM

**16'3" x 11'10" (4.95m x 3.61m)**

Provision for a wall mounted flatscreen television. Under-stair storage cupboard. PVCu double glazed window to the front. Luxury vinyl wood effect flooring. Coved cornice. Ceiling rose. Radiator. Wide opening to:

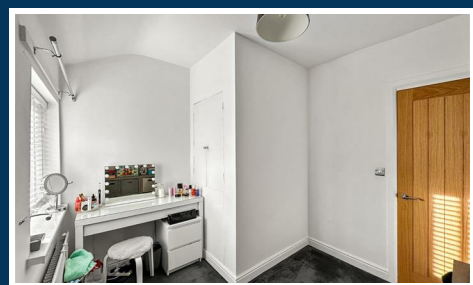
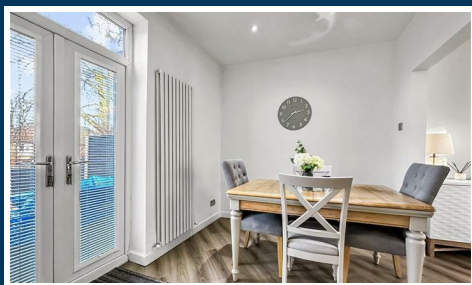
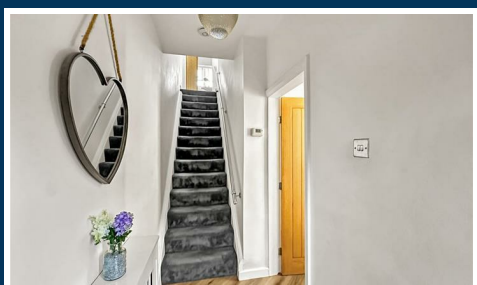
### DINING KITCHEN

**19'9" x 8'6" (6.02m x 2.59m)**

Fitted with a range of high gloss wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset 1 1/2 bowl composite drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, five ring gas hob with chimney cooker hood above, fridge/freezer, slimline dishwasher, automatic washing machine and tumble dryer. Ample space for a dining suite. PVCu double glazed French windows with matching transom light to the rear. PVCu double glazed window with matching fan light above to the rear. Luxury vinyl wood effect flooring. Recessed LED lighting. Vertical radiator.

### FIRST FLOOR: LANDING

Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Access to the fully boarded loft space with light supply via a folding ladder.



## BEDROOM ONE

11'10" x 9'9" (3.61m x 2.97m)

Fitted with a six door range of wood effect fronted wardrobes containing hanging rails and shelving. Space for a double bed with matching cupboards above. Provision for a wall mounted flatscreen television. PVCu double glazed window to the front. Radiator.

## BEDROOM TWO

13' x 8'5" (3.96m x 2.57m)

Mirror fronted built-in wardrobes containing hanging rails and shelving. Two door fitted wardrobes containing hanging rails and shelving and pedestal dressing table. Recess for a double bed with matching cupboards above. PVCu double glazed window to the rear. Radiator.

## BEDROOM THREE

9'6" x 9'1" (2.90m x 2.77m)

Built-in wardrobe with hanging rail. PVCu double glazed window to the front. Radiator.

## BATHROOM/WC

6'3" x 5'9" (1.91m x 1.75m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus electric shower and screen above, semi-recessed vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed low-voltage lighting. Chrome heated towel rail.

## OUTSIDE

Exceptional landscaped rear gardens and potential to create off road parking at the front, subject to approval.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

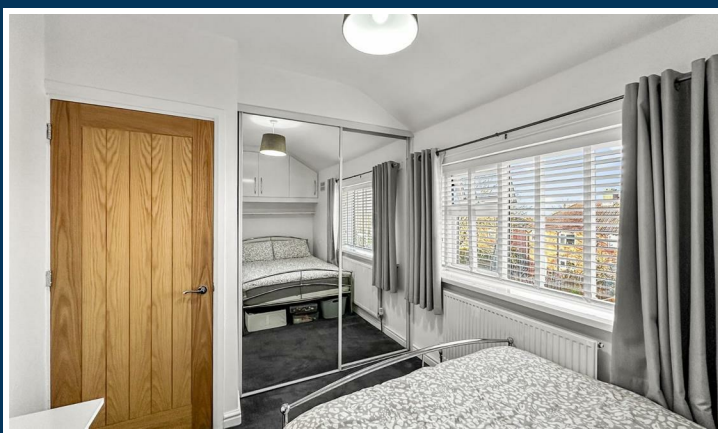
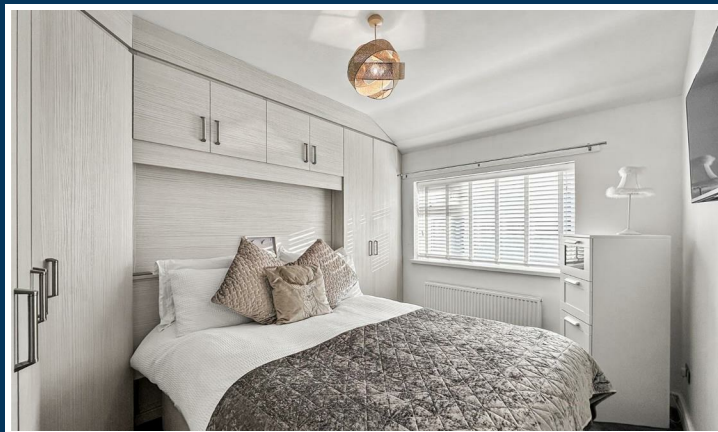
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band B.

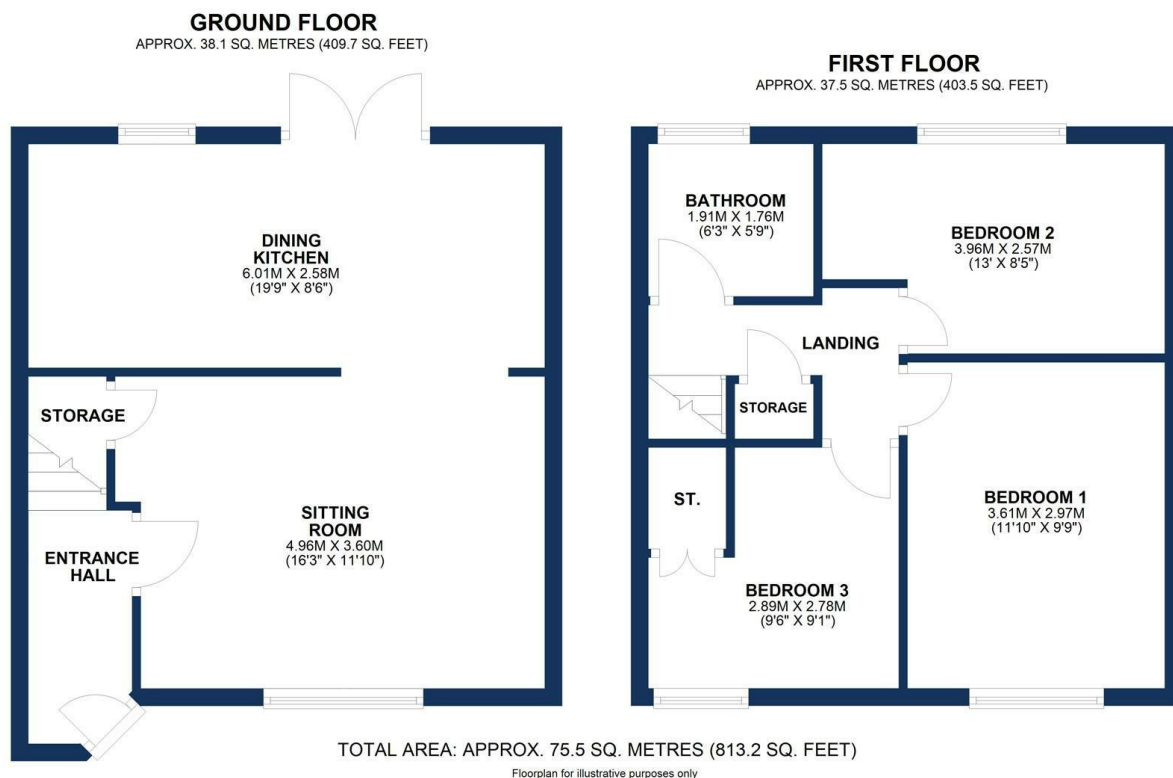
## NOTE

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