

Shaftesbury Avenue, Altrincham, WA15 7NW



A WELL PRESENTED THREE BED BUNGALOW in a great location in Timperley close to all amenities and close to Altrincham Town Centre and good schools in the area. The property comprises of porch with entrance hallway into the dining area which has an archway into a spacious lounge with patio doors to the garden, fully fitted kitchen with integrated fridge/freezer, grill, oven and gas hob. The property benefits from newly fitted carpets, a recently fit new boiler and shower. A Double bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes and a single bedroom with a fitted dressing area. To the side there is a long driveway for up to 2/3 cars and a double garage for storage to the rear. The property has gardens to the front and rear, the rear being beautifully landscaped and maintained. Planning permission has been granted previously for an extension. Council Tax Band C. High Speed Fibre Optic Wifi.

Asking Price £478,500

ENTRANCE PORCH

The entrance porch opens into the front door which UPVC DG and is leaded and brick built

HALLWAY

17'3" (5m 25cm) x 5'9" (1m 75cm)

Entering from the front door into a long hallway, with vinyl flooring, wall mounted heating controls/burglar alarm and radiator and a useful storage cupboard. Loft access with a pull down ladder which is partially boarded. Wall mounted picture lights and centre light fitting.

LOUNGE

12'2" (3m 70cm) X 15'2" (4m 62cm)

A very spacious living room with a feature gas fireplace, archway into the dining room, carpeted flooring, centre light fittings and sliding leaded UPVC doors into the patio areas and garden. The room has access to a TV Aerial and telephone point/power points.

DINING ROOM

11'05" (3m 47cm) X 9'6" (2m 89cm)

A good sized dining room which is carpeted, has a UPVC DG leaded side window and centre light fitting. There is a wall mounted radiator.

KITCHEN

9'8" (2m 94cm) X 9'3" (2m 81cm)

A bright kitchen with a range of wall and base units, integrated fridge freezer, washer dryer and recently newly fitted boiler with a Belling double oven and grill and gas hob. Part tiled walls and two centre spotlights to the ceiling, vinyl flooring and leaded UPVC DG window overlooking the garden with blinds. A UPVC DG leaded back door with frosted glass to the side and a wall mounted radiator.

SHOWER ROOM

7'6" (2m 28cm) X 5'9" (1m 75cm)

A modern shower room with a freestanding large shower cubicle, part tiled walls, wc and hand basin with storage units underneath, wall mounted toilet roll holder/towel rail and mirror. Spotlight to the ceiling and extractor fan. New carpeted flooring and UPVC DG leaded frosted window to the side.

MASTER BEDROOM

15'0" x 10'6" (3m 20cm)

A bright and airy master bedroom with a range of fitted wardrobes with side cabinets and lighting. Newly fitted carpet and bay leaded front window. TV aerial and power points. Centre light fitting and wall mounted radiator.

BEDROOM 2

10'8" (3m 25cm) x 9'2" (2m 79cm)

A double bedroom with newly fitted carpet, a range of fitted wardrobes and wall mounted radiator. Centre light fitting and a UPVC DG leaded window to the side.



BEDROOM 3

7'4" (2m 23cm) X 9'1" (2m 76cm)

A good sized bedroom which is currently being used as an office space/study but could have a small double bed in but currently has a fitted wardrobe and dressing table. This has a newly fitted carpet, wall mounted radiator and centre light fitting. UPVC DG leaded window to the side.



GARAGE

27'0" (8m 22cm) x 10'0" (3m 4cm)

A single garage with electric door and inside electric power points and lighting.



GARDENS TO FRONT AND REAR

To the front of the garden is a lawned area with pretty shrubs beautifully maintained and Presscrete paving to the front and side of the property with a driveway for 2/3 cars plus the garage parking. To the rear of the property is a lovely back garden again beautifully landscaped with a patio area outside the lounge.



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GROUND FLOOR



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