



2 Frieston Road
Altrincham WA14 5AE
Offers Over £789,950



MAINANDMAIN.CO.UK



2 Frieston Road Altrincham WA14 5AE

Offers Over £789,950

A FIVE BEDROOM, THREE BATHROOM SPACIOUS DETACHED DORMER BUNGALOW - SET IN A SUPER SIZED PLOT - TIMPERLEY METROLINK SHORT WALK AWAY

A fabulous opportunity to acquire this extra spacious ****FIVE BEDROOM DETACHED DORMER BUNGALOW**** situated in a quiet location close to excellent schools, South Trafford College, shops, and Timperley Metrolink Station, and within easy reach of both the vibrant town of Altrincham and Timperley Village each providing excellent amenities. The property provides extra spacious accommodation, a great home to enjoy with both family and friends especially if you love to entertain! This family home benefits from plenty of outdoor space as the property has a superb rear garden and patio. The front garden and driveway providing parking for a number of cars to park. The property benefits has solar panels. An internal inspection will reveal, to the ground floor, a super spacious grand entrance hallway, a modern recently fitted four-piece bathroom has been installed finished to a high standard, three double bedrooms, a sitting room to the front and superb open plan lounge/dining room/study ****TWO KITCHENS****, a staircase to the first floor where you will find an extra spacious master bedroom with en-suite, dressing room. There is also a further bedroom with linked study room. ****VIEWINGS ARE WELCOMED WITH IMMEDIATE EFFECT****

- FIVE BEDROOM & 3 BATHROOMS
- DECEPTIVELY SPACIOUS ACCOMMODATION
- FANTASTIC OPEN PLAN LOUNGE/DINER/STUDY
- TWO KITCHENS - IDEAL FOR ENTERTAINING !
- SUPER SIZED REAR GARDEN AND PATIO
- CLOSE TO ALTRINCHAM TOWN CENTRE
- PARK ROAD PRIMARY ACADEMY SCHOOL NEARBY
- RECENTLY REFITTED FOUR PIECE FAMILY BATHROOM
- TIMPERLEY METRO CLOSE BY

Entrance Hallway

A real feature of this lovely home is this extra spacious entrance hallway, accessed via UPVC double glazed entrance door, further doors lead to sitting room, three bedrooms, family bathroom and storage room, double doors lead to the open plan living to the rear of the property



Sitting Room

Situated to the front of the property a lovely sunny room with plenty of natural light supplied via the large bay window a further window to the front and two windows to the side elevation, fully carpeted, ceiling light, central heating radiator, door to the hallway

Bedroom Front

Bay window fitted, radiator, door to hallway.

Bathroom

finished to the highest of standards, walk-in wet room, low-level wc, tiled panel bath, a wash hand basin with vanity unit, heated towel rail, wall mounted mirror fitted with Bluetooth, wall and floor tiling, inset ceiling spotlights

Bedroom

Fitted storage cupboards, radiator

Bedroom

Radiator

Open Plan Living / Kitchen / Study

Fabulous open-plan living space that stretches across the back of the house, comprising, sitting room area, dining area, study, and spacious kitchen. Doors opening into the rear garden, bi-fold doors, breakfast bar, study area. Fitted range of cream gloss base and drawer units., wooden work surfaces, twin stainless steel sink unit, and space for a large range cooker vendors may offer for sale the Stoves Range, which has a combination of ceramic and induction hob and warming plate.

Second Kitchen

Two under counter freezers and gas hob.

Landing

Entrance hallway to a spacious landing leading to bedrooms

Master Bedroom

Fitted with a comprehensive range of wardrobes and additional bedroom furniture, Double glazed Velux window, a door leads to a storage/dressing area, En-suite shower room, wooden flooring, light fittings, radiator

En-Suite

Enclosed shower cubicle fitted with an electric shower, low level WC, wash hand basin, radiator, Double glazed Velux window, tiled flooring

Bedroom

Double bedroom with linked study room area, Double glazed Velux window, radiator, door to landing.

Shower Room

Nicely appointed shower room ideal for family and guests

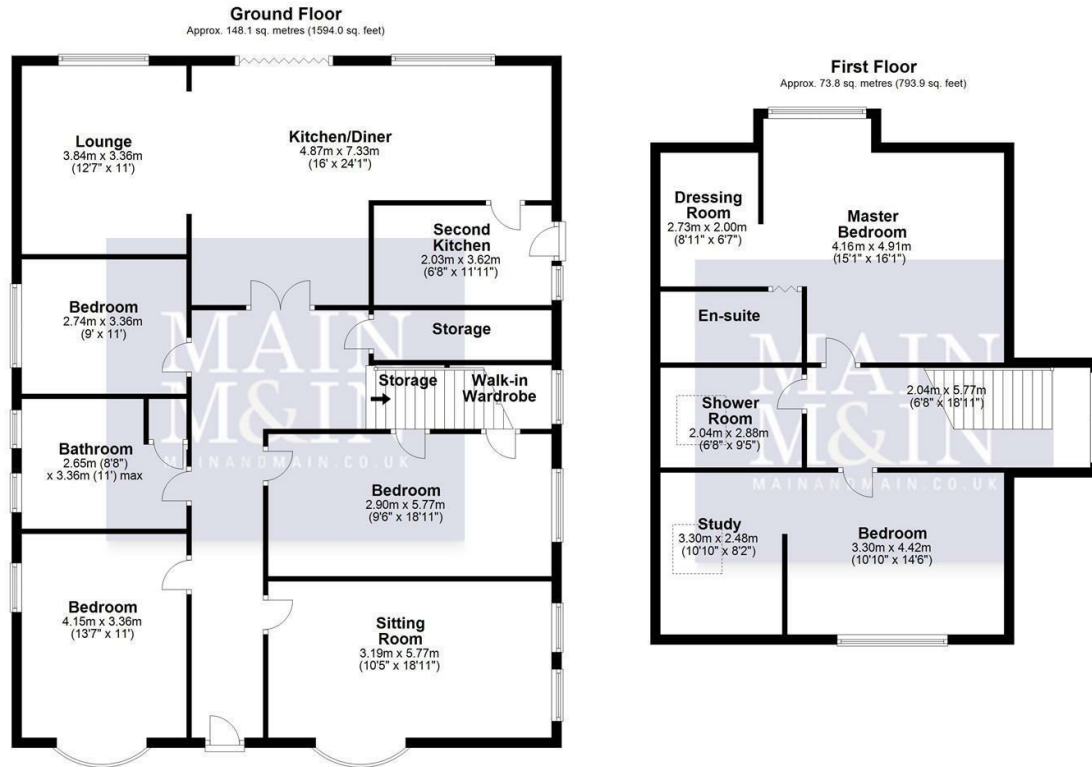
External

The property is situated on a great-sized plot offering off-road parking for several cars to the front. Large area of lawn, pathway leading to the rear of the property where you will be presented with an extra spacious fully enclosed rear garden, large patio area stretches the width of the house. A perfect outdoor space for a growing family to enjoy in a safe environment and a great space to entertain friends.

Tenure: Freehold

Council Tax: Trafford Borough

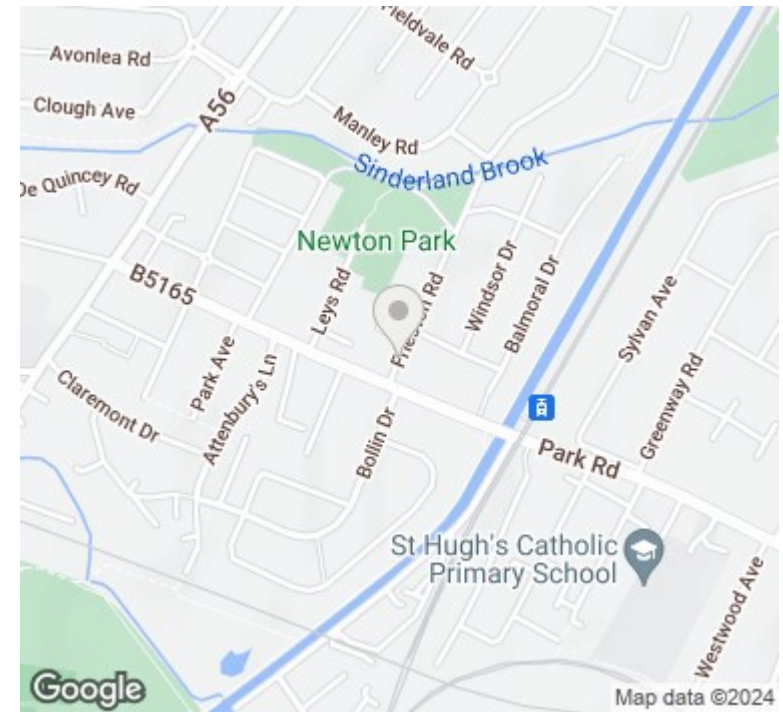
Council E



2 Frieston Road, Altrincham



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

mainandmain.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498