



2 Frieston Road
Altrincham WA14 5AE
Offers Over £790,000

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

Main and Main Estate Agents, present a fabulous opportunity to acquire this extra spacious ****FIVE BEDROOM DETACHED DORMA 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 and front garden and driveway providing ample space for a number of cars to park. Benefitting from solar panels the property has much lower bills. An internal inspection will reveal, to the ground floor, a super spacious grand entrance hallway, a newly fitted four-piece ground floor bathroom finished to a high standard, three double bedrooms, a sitting room to the front and fabulous open plan lounge/dining room/study and ****TWO KITCHENS****, stairs rise to the first floor where you will find an extra spacious master bedroom suite with ensuite, dressing room, there is also a further bedroom with linked study room. ****VIEWINGS ARE WELCOMED WITH IMMEDIATE EFFECT – ARRANGED VIA OUR CHEADLE HULME OFFICE** COUNCIL TAX BAND E**

- SUPER FIVE BEDROOM & 3 BATH DETACHED BUNGALOW
- DECEPTIVELY SPACIOUS ACCOMMODATION
- FANTASTIC OPEN PLAN LOUNGE/DINER/STUDY
- TWO KITCHENS - IDEAL FOR ENTERTAINING !
- SUPER SIZED REAR GARDEN AND PATIO
- THREE BATHROOMS FINISHED TO HIGH STANDARD
- EASY ACCESS TO VIBRANT TOWN OF ALTRINCHAM
- PARK ROAD PRIMARY ACADEMY SCHOOL ON DOORSTEP!
- NEWLY FITTED FOUR PIECE FAMILY BATHROOM
- TIMPERLEY METRO AND CANAL WALKS 2 MINS AWAY !

Tenure: Freehold
Council Tax: Trafford E

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

Situated to the front elevation, bay window fitted with complimentary window blinds, central heating radiator, ceiling light, door to hallway, a spacious double bedroom with plenty of light

Bathroom

This fabulous bathroom has recently been re-fitted and finished to the highest of standards, comprising a separate walk-in wet room area, low-level wc, a stylish square bath with tiled panel to match the wall tiles, a wash hand basin with a spacious vanity unit, chrome heated towel rail, wall mounted mirror fitted with blue tooth, stylish wall, and floor tiles, window to the side elevation fitted with obscured privacy glass, inset ceiling spotlights

Bedroom

Another great-sized double bedroom fitted with two storage cupboards one of which could be possibly converted to a shower room , carpeted, central heating radiator, window to the side elevation door to the entrance hallway

Bedroom

Another double bedroom situated on the ground floor plenty of space for wardrobes, window to the side elevation,, central heating radiator, door to entrance hallway

Open Plan Living & Kitchen / Study

Fabulous open-plan living space that stretches across the back of the house, comprising, a sitting room area, dining area, study, and spacious kitchen. The sitting room space is beautifully presented and has doors opening into the rear garden, feature wall mounted gas fire, opens to the dining space providing plenty of room for a large dining table and chairs, bi-fold doors open to the patio and garden, breakfast bar with room for bar stools, study area with space for desk. The kitchen is fitted with a comprehensive range of cream gloss base and drawer units and finished with 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.

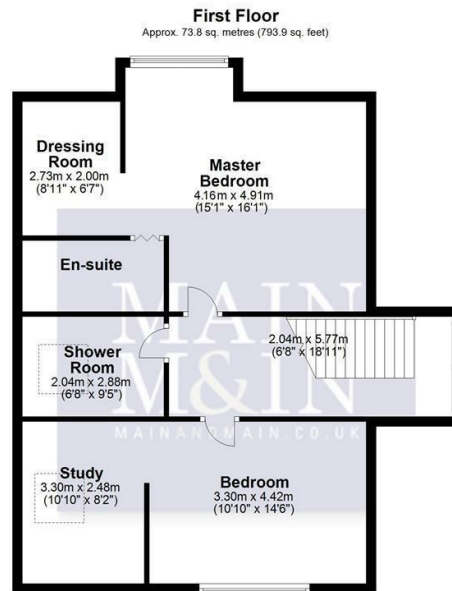
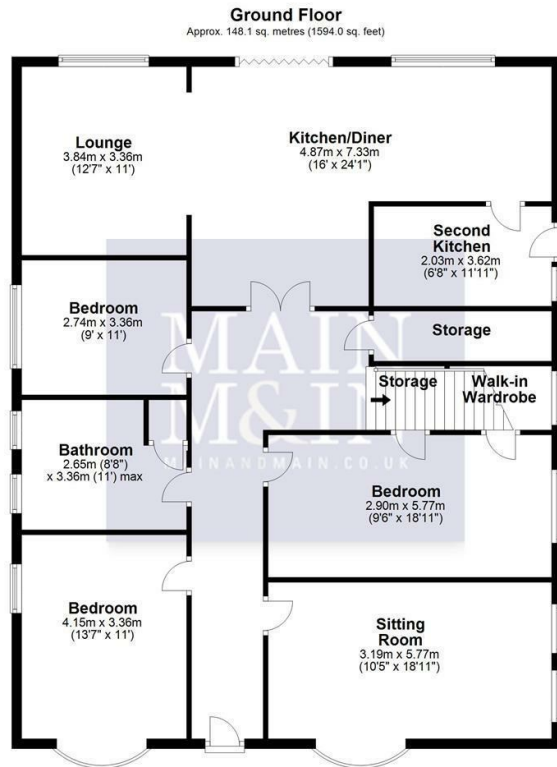
Second Kitchen

Ideal space for preparing food, there are two under counter freezers and gas hob, door leads to the side of the property

Landing

Carpeted stairs rise from the entrance hallway to a spacious landing area with window to the side elevation, on this floor you will find the master bedroom suite and a further double bedroom and shower room, doors from the landing lead to these rooms





Total area: approx. 221.8 sq. metres (2387.8 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.

2 Frieston Road, Altrincham



To view this property call Main & Main on 0161 485 1919

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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	G (1-20)
	F (21-30)
	E (30-40)
	D (40-50)
	C (50-60)
	B (60-80)
	A (81-91)
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Current	87
Potential	87

England & Wales	
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Not energy efficient - higher running costs	G (1-20)
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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.

