IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

2 CHURCHFIELDS | SALE

£475,000

NO CHAIN A charming Grade II Listed semi detached family home within this attractive development ideally positioned within easy reach of Ashton on Mersey centre and the surrounding network of motorways. The accommodation briefly comprises entrance vestibule, dining hallway with solid fuel burner, sitting room with open fireplace and access to the gardens, modern fitted kitchen with full range of integrated appliances, master bedroom with en-suite bathroom/WC plus 2 further bedrooms and separate shower room/WC. Off road parking within the driveway which provides access to the garage at the rear and has gated access to the front courtyard garden. To the rear there is a patio seating area with extensive lawns beyond. Viewing is highly recommended to appreciate the character of the accommodation on offer.

POSTCODE: M33 5NS

DESCRIPTION

This charming Grade II Listed semi detached family home is ideally located within easy reach of Ashton on Mersey centre and the surrounding network of motorways and lying within the catchment area of highly regarded primary and secondary schools. All Saints Catholic Primary School is on the doorstep with Ashton on Mersey School a little further distant.

The accommodation is well proportioned throughout and entered via an entrance vestibule to the front which leads onto the impressive dining hallway. Within the dining hallway there is a feeling of the character and charm with exposed beam ceiling and a focal point of a solid fuel burner set upon a stone hearth. From the hallway there is access to the sitting room to one side with a focal point of an open plan fireplace and with character provided again with the exposed beam ceiling and a door provides access to the attractive rear gardens. To the other side off the hallway is a kitchen fitted with a contemporary range of units and a full range of integrated appliances. The ground floor accommodation is completed by a versatile room which could be used as a study, playroom or third bedroom and there is a shower room/WC.

To the first floor the master bedroom is superbly proportioned with dual aspect windows and has an adjacent full en-suite bathroom/WC fitted with a white suite with chrome fittings. Adjacent to the master suite is a further double bedroom with a focal point of a cast iron fireplace and again with dual aspect windows.

Externally there is off road parking within the driveway which provides access to the detached garage towards the rear and there is also gated access to the front courtyard garden. Immediately to the rear and accessed via the sitting room there is a patio seating area with extensive lawned gardens beyond which need to be seen to be appreciated.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Hardwood front door. Timber framed double glazed window to the side. Opening to:

DINING ROOM

15'2 x 12'1 (4.62m x 3.68m)

With a focal point of a solid fuel burner set upon a stone hearth. Exposed beam ceiling. Timber framed double glazed window overlooking the attractive rear garden. Radiator. Tiled floor. Spindle balustrade staircase to first floor.

SITTING ROOM

15'3 x 15'2 (4.65m x 4.62m)

With a focal point of an open fireplace. Timber framed double glazed windows to the front and rear. Door providing access to the garden. Exposed beam ceiling. Television aerial point. Radiator.

KITCHEN

13'11 x 7'5 (4.24m x 2.26m)

Fitted with a comprehensive range of modern units with quartz style work surface over incorporating sink unit. Integrated appliances by Bosch including combination oven/grill plus four ring gas hob with extractor hood over, fridge freezer and dishwasher. Zanucci washing machine. Cupboard housing combination gas central heating boiler. Two timber framed double glazed windows to the side. Radiator. Tiled floor. Recessed low voltage lighting.

BEDROOM 3/SITTING ROOM
9'10 x 8'7 (3.00m x 2.62m)
Timber framed double glazed window to the front. Television aerial point.

SHOWER ROOM
5'9 x 5'1 (1.75m x 1.55m)
With a suite comprising tiled shower enclosure, wash hand basin and WC. Half tiled walls. Tiled floor. Extractor fan. Heated towel rail. Opaque timber framed double glazed window to the side.

FIRST FLOOR

LANDING

BEDROOM 1
15'8 x 15'2 (4.78m x 4.62m)
Timber framed double glazed windows to the front and rear. Radiator. Loft access hatch.

EN-SUITE
8'5 x 4'5 (2.57m x 1.35m)
With a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Heated towel rail. Half tiled walls. Recessed lighting. Extractor fan.

BEDROOM 2
15'2 x 12'1 (4.62m x 3.68m)
Timber framed double glazed windows to the front and rear. Fitted wardrobes. Focal point of a cast iron fireplace. Loft access hatch. Radiator.

OUTSIDE
To the front of the property the block paved driveway provides access to the detached garage at the rear. There is also gated access to the front courtyard garden. Immediately to the rear and accessed via the sitting room is a large patio seating area with extensive lawned gardens beyond.

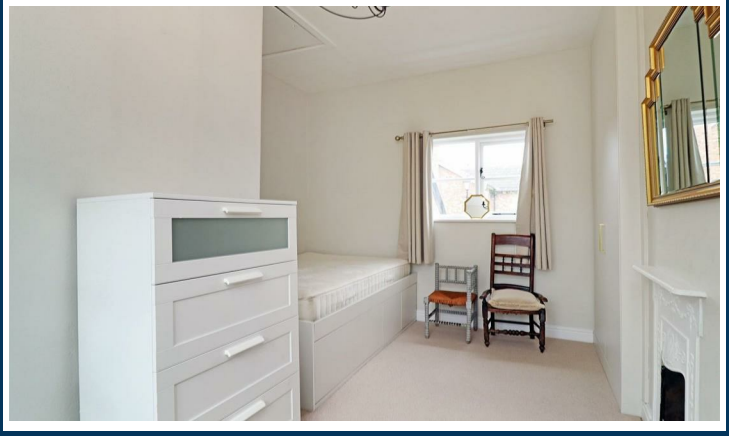
SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

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

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



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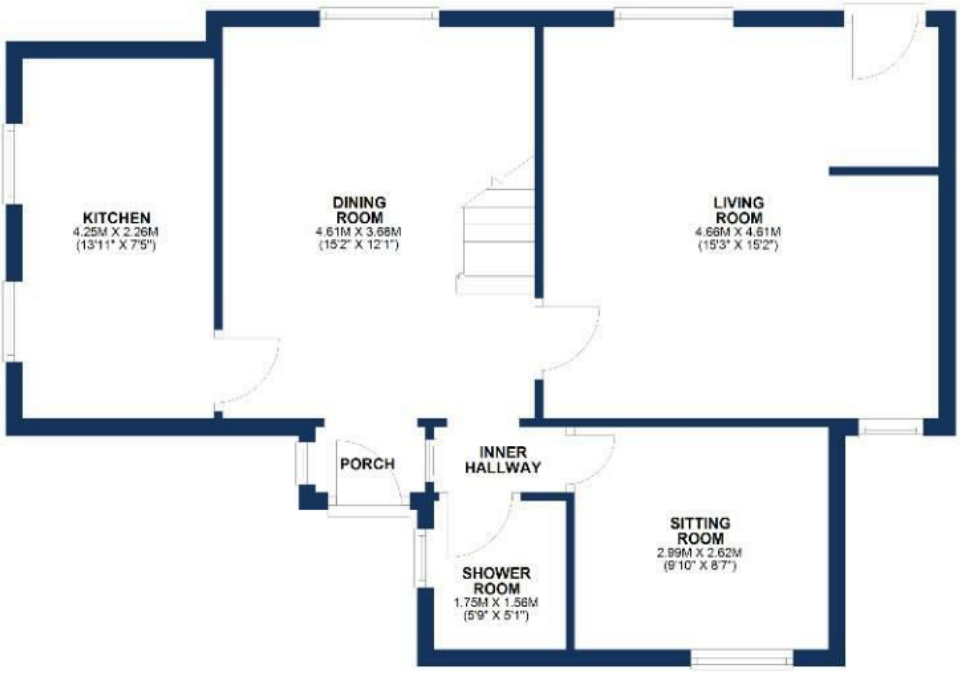
GROUND FLOOR

APPROX. 62.8 SQ. METRES (675.5 SQ. FEET)



FIRST FLOOR

APPROX. 39.0 SQ. METRES (419.8 SQ. FEET)

TOTAL AREA: APPROX. 101.8 SQ. METRES (1095.4 SQ. FEET)

Floorplan for illustrative purposes only

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