



## 68 SHAFTESBURY AVENUE | TIMPERLEY

OFFERS OVER £500,000

A superbly presented and generously proportioned link detached bungalow with secluded southerly facing rear gardens. The accommodation briefly comprises entrance hall, spacious sitting room leading onto a rear utility room with access to the gardens and also the study with mezzanine storage area, impressive dining kitchen with newly installed units and access to rear gardens, two double bedrooms serviced by the contemporary bathroom/WC. Externally there is off road parking within the driveway which has an adjacent lawned garden. To the rear is a large decked seating area leading to a patio seating area with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 7NW

## DESCRIPTION

Properties on Shaftesbury Avenue are set well back from the carriageway with the immediate vicinity comprising a variety of bungalows standing within mature grounds all of which combine to create an attractive setting. The area is well placed for access to local transport links including the surrounding network of motorways and Manchester International Airport. Timperley village is less than 1/2 a mile distant to the north and the more comprehensive shopping centre of Altrincham is approximately 1 mile to the west. The property also lies within the catchment area of highly regarded primary and secondary schools.

This link detached bungalow provides spacious and well balanced accommodation presented to a high standard and recently modernised. The wide entrance hall provides access to the sitting room to one side which in turn leads onto the utility room which provides access onto the southerly facing rear gardens and also the study with mezzanine storage area. Also towards the rear of the property is an impressive well proportioned dining kitchen fitted with a newly installed comprehensive range of units and with door to the rear gardens. Towards the side and front there are two excellent bedrooms and the accommodation is completed by the modern bathroom/WC.

Externally to the front of the property the block paved drive provides off road parking and has adjacent lawned gardens and gated access to the side. To the rear and accessed via the kitchen, sitting room and utility, are decked and patio seating areas with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the standard of the accommodation on offer.

## ACCOMMODATION

### ENTRANCE HALL

Composite front door. Recessed low voltage lighting. Loft access hatch. Radiator. Opaque PVCu double glazed window to the side.

### SITTING ROOM

**19'1" x 12'7" (5.82m x 3.84m)**

With a feature electric fireplace which is also remote controlled. PVCu double glazed window to the front. PVCu double glazed double doors lead onto the south facing rear garden. Television aerial point. Telephone point. Radiator.

### DINING KITCHEN

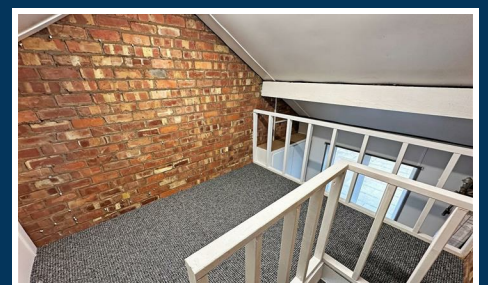
**15'11" x 14'5" (4.85m x 4.39m)**

Fitted with a comprehensive range of newly installed blue wall and base units with contrasting white work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven and American style fridge freezer. Integrated dishwasher. Stainless steel extractor hood. Laminate flooring. PVCu double glazed window to the rear. PVCu double glazed double doors to the decked seating area with lawned gardens beyond. Radiator. Space for dining suite. Recessed low voltage lighting.

### BEDROOM 1

**14'2" x 9'10" (4.32m x 3.00m)**

PVCu double glazed window to the front. Radiator. Television aerial point.



## BEDROOM 2

11'0" x 10'6" (3.35m x 3.20m)

With fitted wardrobes. PVCu double glazed window to the side. Radiator. Television aerial point. Ceiling cornice.

## BATHROOM

8'8" x 7'10" (2.64m x 2.39m)

With a newly installed white suite comprising jacuzzi bath with mains shower over, wash hand basin with adjacent work surface and storage beneath, WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled walls. Airing cupboard housing Worcester combination gas central heating boiler.

## UTILITY

8'5" x 5'6" (2.57m x 1.68m)

With work surface and plumbing for washing machine and space for dryer beneath. Wall mounted units. PVCu double glazed door provides access to the rear garden. Laminate flooring.

## STUDY

18'0" x 8'5" (5.49m x 2.57m)

PVCu double glazed window to the front. Laminate flooring. Stairs to mezzanine storage level. Radiator.

## OUTSIDE

To the front of the property the block paved and flagged driveway provides off road parking and has adjacent lawned gardens. There is gated access to the rear.

To the rear is a large decked seating area with further patio beyond and the gardens are laid mainly to lawn with fence borders and benefit from a southerly aspect to enjoy the sun all day. External water feeds to the side and rear plus external power point.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

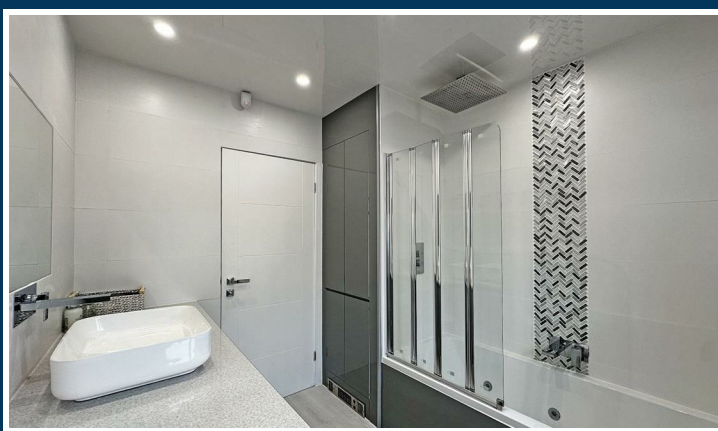
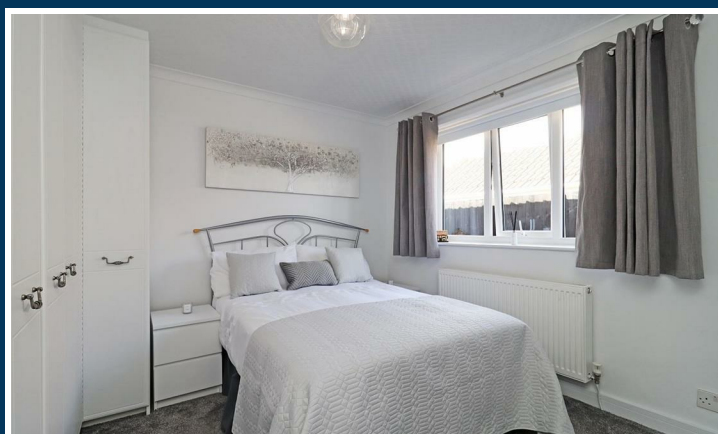
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band "E"

## NOTE

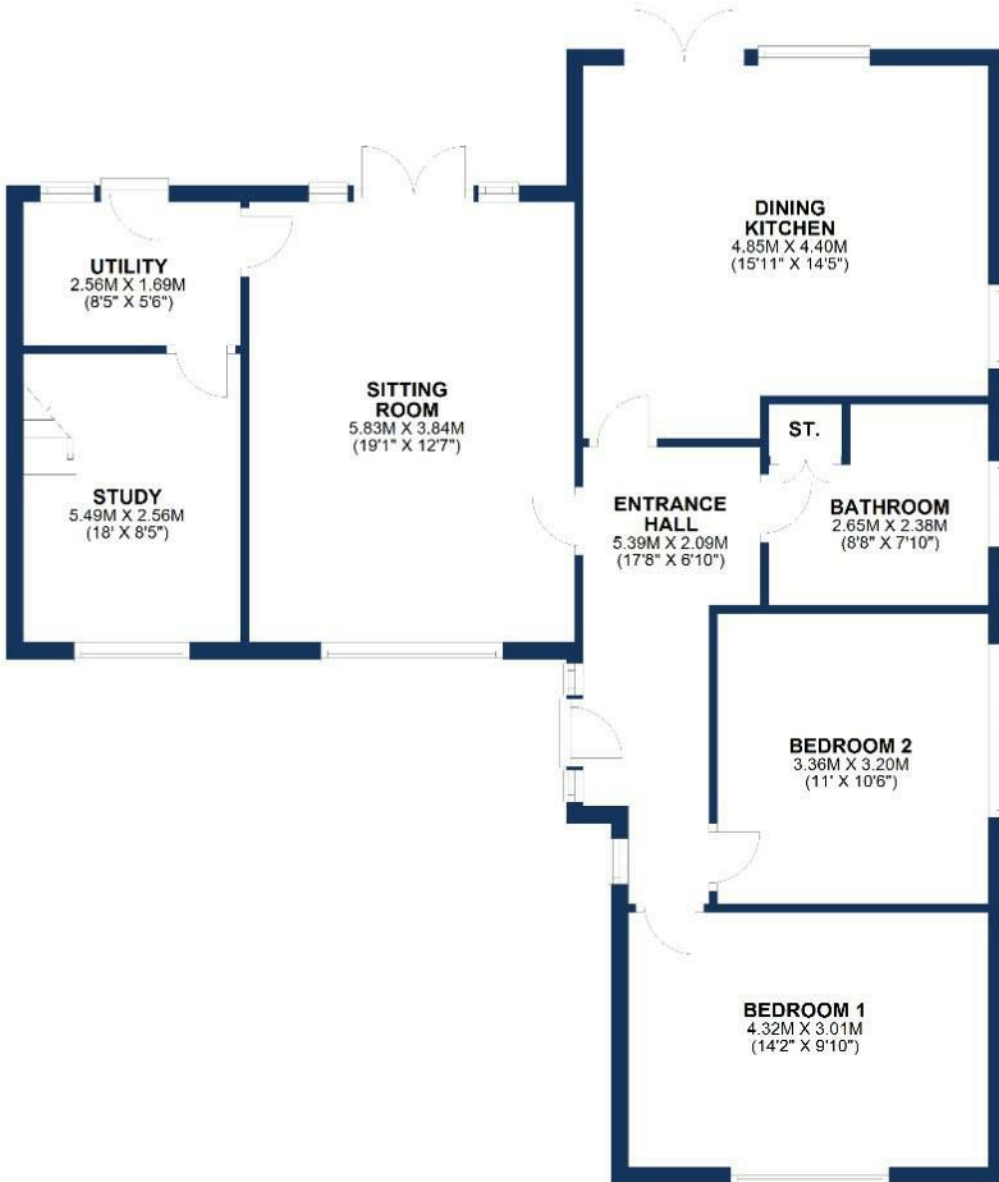
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 94.1 SQ. METRES (1013.0 SQ. FEET)



## FIRST FLOOR

APPROX. 6.9 SQ. METRES (74.8 SQ. FEET)



TOTAL AREA: APPROX. 101.1 SQ. METRES (1087.8 SQ. FEET)

Floorplan for illustrative purposes only



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