



3 HIGHFIELD | LITTLE BOLLINGTON

OFFERS IN THE REGION OF £300,000

NO ONWARD CHAIN Forming part of a post war development situated within a cul de sac this attractive mid terraced house occupies an excellent location adjacent to open countryside and just a few hundred yards from Dunham Massey. In addition the locality is well placed for access to the market town of Altrincham and village of Lymm together with the M56 motorway.

In recent years the property has been extended to the rear at ground floor level and benefits from PVCu double glazing and electric heating.

To the rear is a private enclosed garden incorporating a small patio area and lawn and importantly approximately westerly facing to the rear to benefit from the afternoon and evening sun.

POSTCODE: WA14 4TW

DESCRIPTION

Forming part of a post war development of terraced houses positioned within a cul de sac this interesting property lies adjacent to open countryside and the magnificent Dunham Hall.

The property benefits from a single storey extension to the rear increasing the size of the breakfast kitchen and also PVCu double glazing and an enclosed brick/double glazed porch/reception area.

In recent years the bathroom has been re-fitted and the kitchen contains a range of natural wood fronted units with recesses for electrical appliances.

There are two separate reception rooms and to the first floor three bedrooms.

Although obviously cared for and improved there is still scope for further updating to create a home to individual taste.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH/RECEPTION AREA

Double glazed windows. Tiled floor. Hardwood/double glazed inner door and side screen.

ENTRANCE HALL

11'3" x 6'6" (3.43m x 1.98m)

Under stairs store place. Electric storage radiator.

SITTING ROOM

12'7" x 12'6" (3.84m x 3.81m)

Tiled fireplace and hearth. Electric storage radiator.

DINING ROOM

11'7" x 8'9" (3.53m x 2.67m)

Electric storage radiator.

EXTENDED BREAKFAST ROOM/KITCHEN

16'6" x 7'4" widening to 8'6" (5.03m x 2.24m widening to 2.59m)

BREAKFAST AREA

Built in dresser unit and glass fronted wall cupboards.

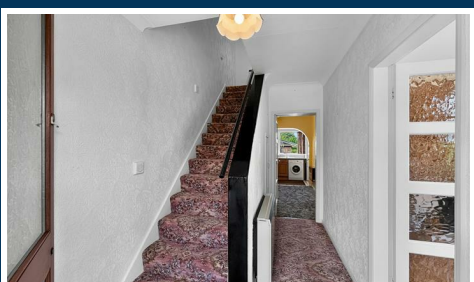
KITCHEN AREA

Inset single drainer stainless steel sink to heat resistant work surface with cupboards beneath and recess for automatic washing machine. Tiled surrounds. Matching base and wall cupboards and recesses for slot in electric cooker and fridge freezer. Electric radiator.

FIRST FLOOR

LANDING

Electric storage radiator.



REAR BEDROOM 1

15'6" x 8'10" (4.72m x 2.69m)

Three door range of fitted wardrobes with double hanging rails.

FRONT BEDROOM 2

12'11" x 10'3" widening to 11'9" (3.94m x 3.12m widening to 3.58m)

Range of fitted furniture including bedside cabinet, wardrobes and chest of drawers.

FRONT BEDROOM 3

9'7" x 8'10" (2.92m x 2.69m)

Including a built in cupboard over the stair case bulk head.

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

With a white suite comprising panelled bath with shower over, WC and wash hand basin. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Chrome heated towel radiator. Vinyl flooring.

DETACHED CONCRETE SECTIONAL GARAGE

Up and over door.

The garage is within a separate group of garages approached by driveway at the head of the cul de sac.

OUTSIDE

Private gardens approached from both the kitchen and via a passage through the terrace. The gardens include a small paved area and beyond a lawn with surrounding borders and importantly approximately westerly facing to enjoy the afternoon and evening sun.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Cheshire East Band "C"

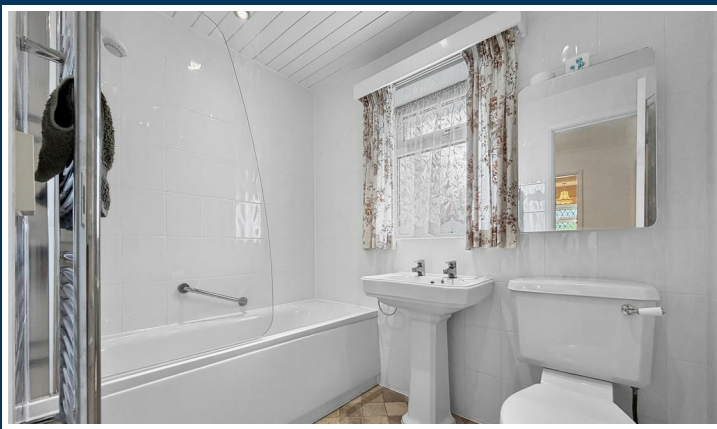
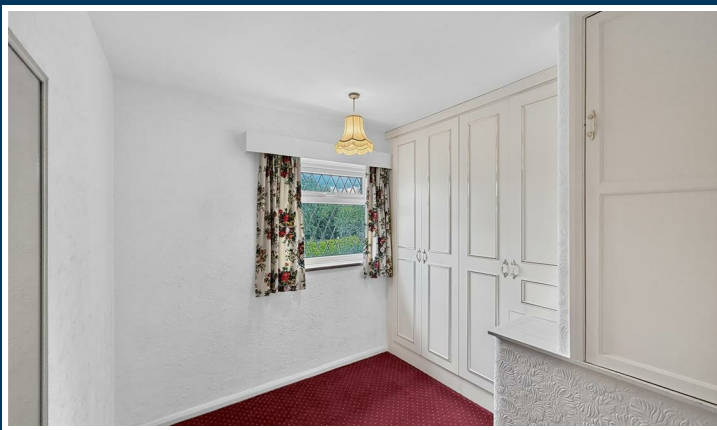
TENURE:

We are informed the property is Freehold with either no chief Rent or a negligible amount Full details will be provided by our clients Solicitors.

The garage we understand to be held under a long lease subject to a nominal ground rent. Full details will be provided by our clients Solicitors.

NOTE

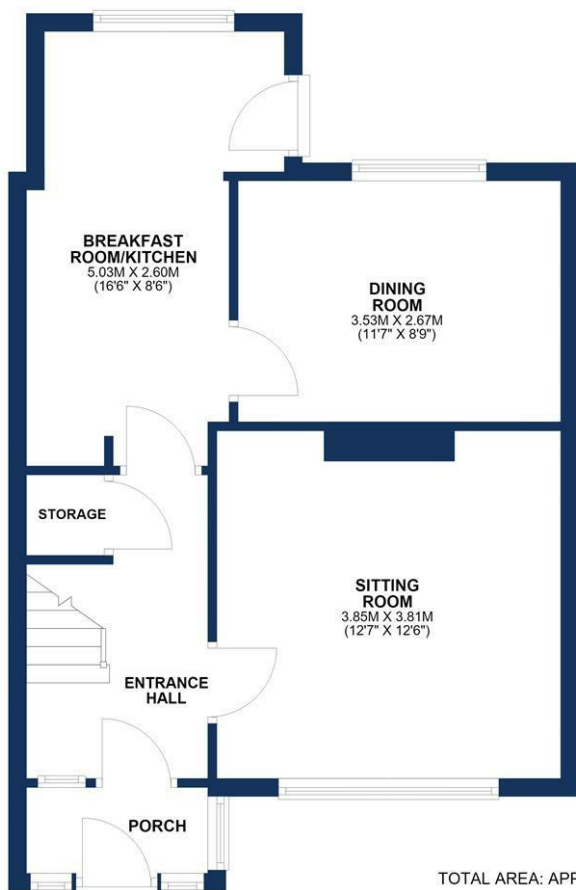
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

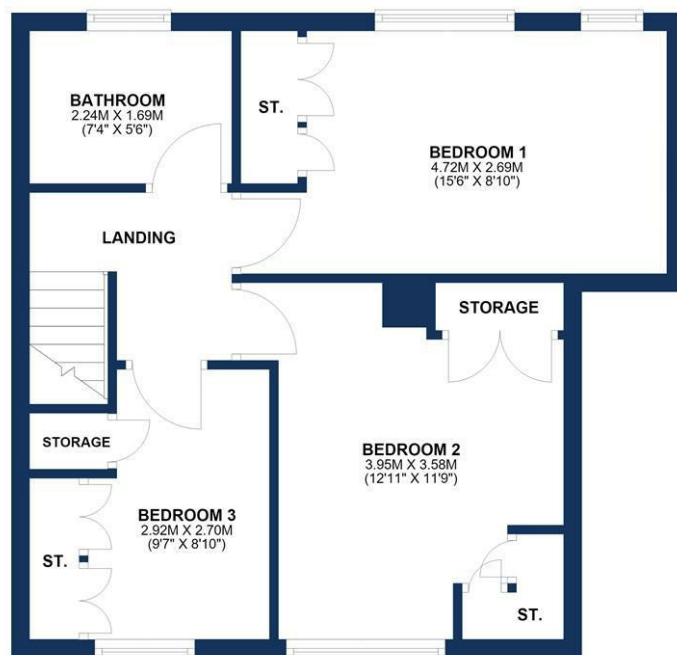
GROUND FLOOR

APPROX. 45.6 SQ. METRES (491.1 SQ. FEET)



FIRST FLOOR

APPROX. 42.9 SQ. METRES (461.8 SQ. FEET)



TOTAL AREA: APPROX. 88.5 SQ. METRES (953.0 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM