IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

5 BEESTON AVENUE | TIMPERLEY

OFFERS OVER £625,000

A superb semi detached family home in a sought after location which has been extended to provide superbly proportioned living space presented to a high standard. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted dining room plus separate sitting room to the rear with a focal point of a log burning stove, kitchen fitted with a comprehensive range of high gloss units and opening onto an open plan living/dining area with doors to the attractive rear gardens, additional study/playroom and separate utility and cloakroom/WC, three well proportioned bedrooms and family bathroom/WC to the first floor. Ideally positioned within close proximity to Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools with Wellington School close by. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 7RX

DESCRIPTION

Beeston Avenue is located in one of the most popular positions being developed with a variety of individually designed detached and semi detached houses with mature treelined surrounds all of which combine to create an attractive setting.

This semi detached family home has been extended and is superbly presented and proportioned throughout. Approached via an enclosed porch which leads onto the welcoming entrance hall there is a bay fronted dining room whilst to the rear is a separate sitting room with a focal point of a log burning stove and with doors leading onto the attractive rear gardens. Towards the rear of the property the kitchen is fitted with a comprehensive range of modern white high gloss units and has a range of integrated appliances and opens up into an impressive L shaped open plan living/dining area with breakfast bar and doors leading onto the rear gardens. Also positioned towards the front of the property is a useful room which could be utilised as a separate study or playroom and there is also the added benefit of a separate utility room plus cloakroom/WC.

To the first floor there are three well proportioned bedrooms serviced by the contemporary bathroom/WC.

Externally the driveway provides off road parking. To the rear the gardens are a particular feature incorporating a large decked seating area with attractive lawns beyond with mature hedge borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A little over a 1/4 mile distant is the Metrolink railway station and beyond the shopping centre of the market town of Altrincham with its impressive market quarter. The property also lies within the catchment area of highly regarded primary and secondary schools and as previously mentioned within easy reach of Wellington School.

A superb family home and viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door. Tiled floor.

ENTRANCE HALL
With lead effect PVCu double glazed front door. Spindle balustrade staircase to first floor. Radiator. Telephone point. Picture rail. Ceiling cornice. Under stairs storage cupboard.

DINING ROOM
13'6 x 12'11 (4.11m x 3.94m)
With lead effect PVCu double glazed bay window to the front. Ceiling cornice. Radiator.

SITTING ROOM
15'6 x 12'0 (4.72m x 3.66m)
With bay window to the rear housing PVCu double glazed doors leading onto the beautiful rear gardens. There is a focal point of a log burning stove. Ceiling cornice. Radiator.

KITCHEN
19'9 x 8'0 (6.02m x 2.44m)
Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating a 1 1/2 bowl sink unit with drainer. Integrated Siemens oven/grill x2. Four ring hob with extractor hood over, integrated fridge and freezer and AEG dishwasher. Integrated wine fridge. Recessed low voltage lighting. PVCu double glazed window to the side. Opening to:

OPEN PLAN LIVING/DINING AREA
24'5 x 15'8 (7.44m x 4.78m)
With natural wood flooring throughout. Ample space for living and dining suites. PVCu double glazed double doors lead onto the attractive rear gardens. Recessed low voltage lighting. Two radiators. Breakfast bar to the kitchen.

STUDY/PLAYROOM
11'6 x 8'0 (3.51m x 2.44m)
Lead effect double glazed window to the front. Radiator.

UTILITY
7'9 x 6'9 (2.36m x 2.06m)
Fitted work surface with plumbing for washing machine and space for dryer beneath. Velux window to the side. Radiator. Wall mounted Worcester combination gas central heating boiler.

CLOAKROOM
With a white suite with black fittings comprising WC and vanity wash basin. Heated towel rail. Extractor fan.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
15'5 x 12'0 (4.70m x 3.66m)
PVCu double glazed bay window to the rear. Fitted wardrobes. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 2
13'7 x 12'0 (4.14m x 3.66m)
Lead effect PVCu double glazed bay window to the front. Radiator.

BEDROOM 3
7'11 x 7'4 (2.41m x 2.24m)
Lead effect PVCu double glazed window to the front. Radiator.

BATHROOM
8'4 x 7'11 (2.54m x 2.41m)
Fitted with a contemporary white suite with black fittings comprising bath plus walk in shower enclosure, WC and vanity wash basin. Two opaque PVCu double glazed windows to the side. Extractor fan. Heated towel rail. Half tiled walls. Tiled floor. Recessed low voltage lighting.

OUTSIDE
To the front of the property the drive provides off road parking. To the rear is a decked seating area accessed via the sitting room and the open plan living/dining area leading onto attractive lawned gardens with mature hedge borders and well stocked flowerbeds. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

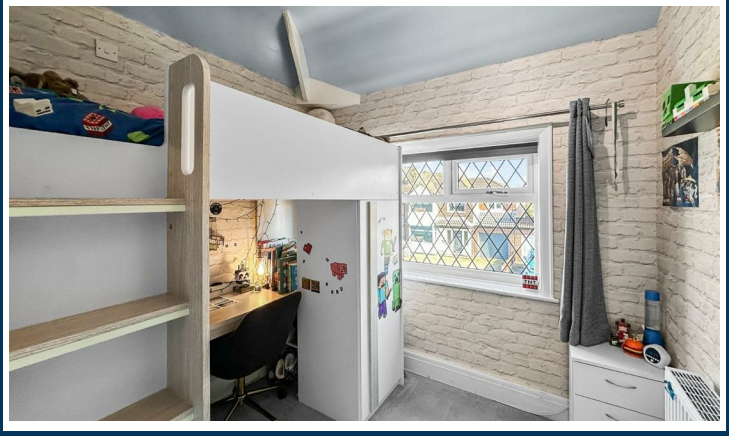
SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

TENURE
We are informed the property is Freehold.

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



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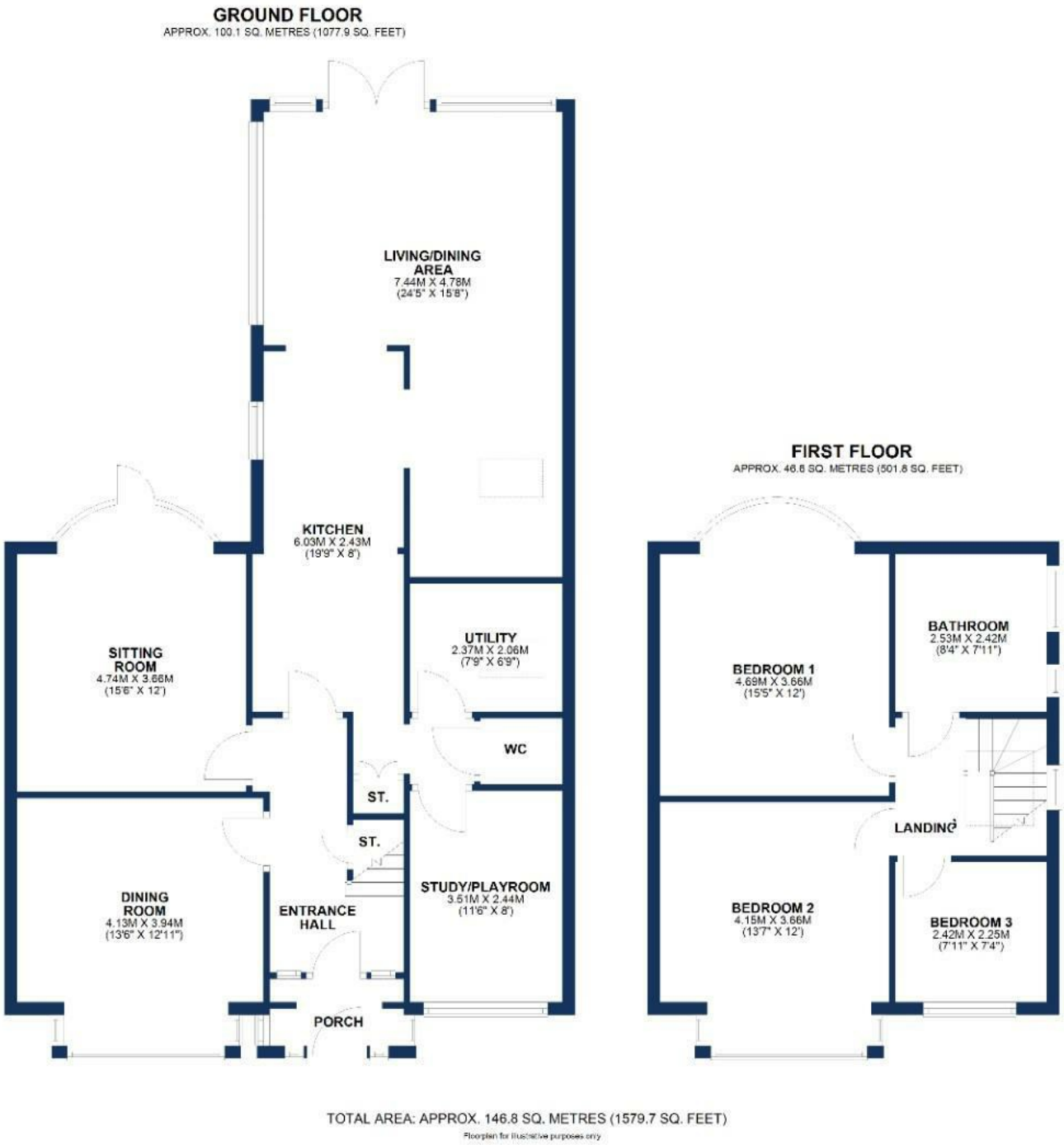

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

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