



50 SINDERLAND ROAD | ALTRINCHAM

OFFERS OVER £350,000

A beautifully presented period terraced house positioned in a popular residential location approximately one mile distance from Altrincham town centre. The superbly proportioned accommodation briefly comprises covered porch, entrance hall, sitting room, dining room, contemporary fitted breakfast kitchen with integrated appliances, two double bedrooms with fitted furniture and well appointed bathroom/WC. Cellar chamber and loft space providing further potential, subject to approval. Gas fired central heating and PVCu double glazing. Rear courtyard and landscaped gardens laid mainly to lawn.

POSTCODE: WA14 5JN

DESCRIPTION

This attractive terraced house is beautifully presented throughout and benefits from modern enhancements such as gas fired central heating and PVCu double glazing, whilst retaining period features including decorative mouldings, panelled doors and a cast iron fireplace combined with tall ceilings and well proportioned rooms.

The location is sought after being within the catchment area of highly regarded primary and secondary schools, well placed for access to Waitrose supermarket and the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Importantly the Metrolink stations of Navigation Road and Timperley provide a commuter service into Manchester city centre and the surrounding areas.

The accommodation is approached beyond a covered porch and welcoming entrance hall with natural wood flooring that continues seamlessly into the reception rooms. Positioned at the front there is a spacious sitting room whilst toward the rear a naturally light dining room opens onto the superb fitted kitchen with contemporary high gloss grey units and integrated appliances. The current owners have also installed a bespoke breakfast bar and there is access to the private block paved courtyard.

The basement is ideal for storage and with potential to create additional living space, subject to obtaining the relevant approval.

At first floor level there are two excellent double bedrooms, both with fitted wardrobes, and a well appointed bathroom/WC with modern white suite and chrome fittings.

Externally to the rear the landscaped gardens are laid mainly to lawn alongside a thoughtfully designed seating area which is ideal for entertaining during the summer months.

ACCOMMODATION

GROUND FLOOR: COVERED PORCH

Opaque PVCu double glazed/panelled front door with matching transom light above.

ENTRANCE HALL

Staircase to the first floor. Natural wood flooring. Radiator.

SITTING ROOM

12'11" x 10'5" (3.94m x 3.18m)

PVCu double glazed window to the front. Natural wood flooring. Coved cornice. Picture rail. Radiator.

DINING ROOM

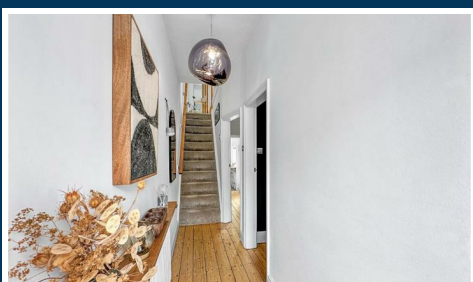
12'4" x 11' (3.76m x 3.35m)

Full height built-in cupboards with panelled doors and containing shelving. PVCu double glazed window to the rear. Radiator. Opening to:

BREAKFAST KITCHEN

18'6" x 6'11" (5.64m x 2.11m)

Fitted with high gloss light grey wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Natural wood breakfast bar beneath a PVCu double glazed window. Integrated appliances include an electric oven/grill, four ring gas hob with cooker hood above, fridge, freezer and dishwasher. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the side. Tile effect flooring. Recessed LED lighting. Contemporary vertical radiator.



BASEMENT: CELLAR CHAMBER

13' x 10'8" (3.96m x 3.25m)

Timber framed window to the front. Light and power supplies.

FIRST FLOOR: LANDING

Spindle balustrade. Loft access hatch.

BEDROOM ONE

14'2" x 10'11" (4.32m x 3.33m)

Fitted wardrobe with sliding doors containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

12'4" x 8'9" (3.76m x 2.67m)

Two door fitted wardrobe containing hanging rails and shelving. Cast iron fireplace. PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

7'11" x 6'11" (2.41m x 2.11m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, wall mounted wash basin with mixer tap and low-level WC, all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Tile effect flooring. Extractor fan. Radiator.

OUTSIDE

Walled courtyard and private lawned gardens with gravelled seating area and hedge/fence perimeter.

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.

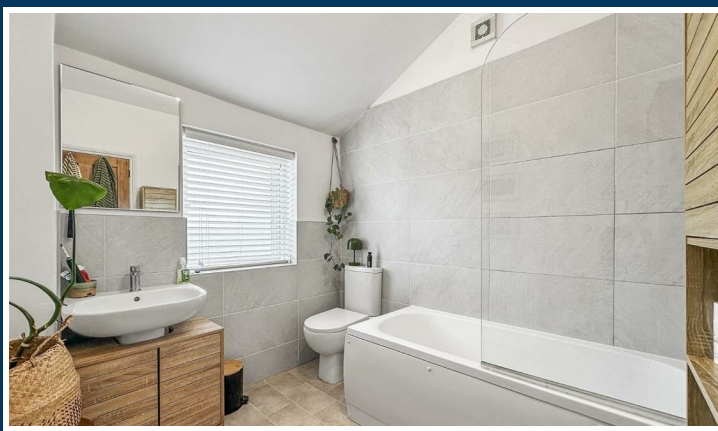
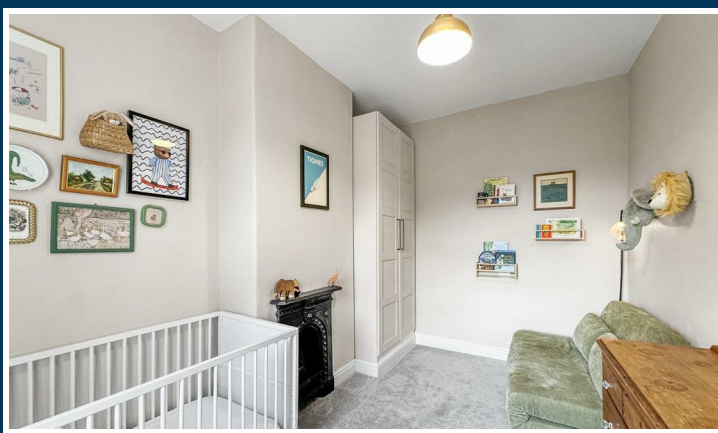
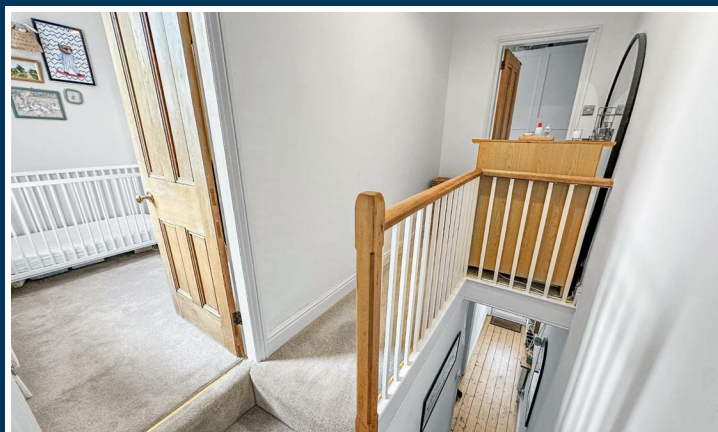
COUNCIL TAX

Band B

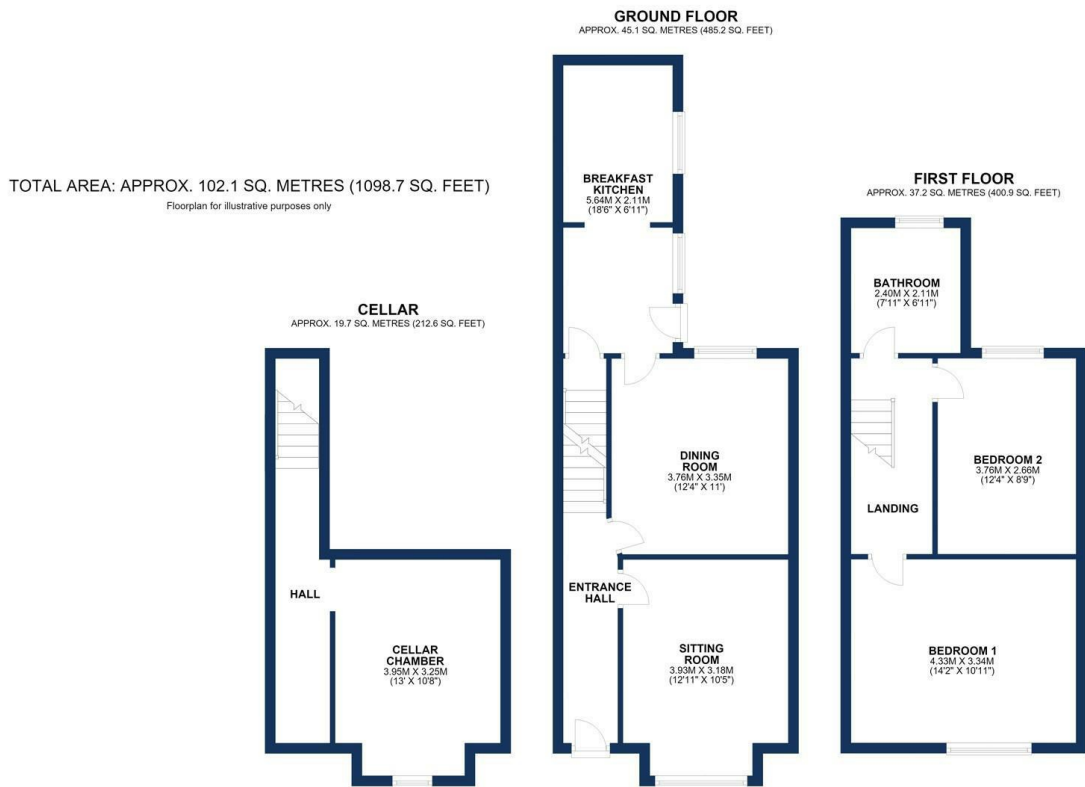
NOTE

We understand there is shared access across the property at the rear between the courtyard and garden.

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



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