IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

32 AMBERWOOD DRIVE | MANCHESTER

£365,000

An extended and superbly presented semi-detached family house with contemporary open plan living space and tree lined south westerly facing landscaped rear gardens. The generously proportioned accommodation briefly comprises enclosed porch, spacious sitting room, impressive living/breakfast kitchen with bi-folding windows opening onto the rear terrace, ground floor bedroom/home office, utility room/WC, three excellent first floor bedrooms and modern tiled bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Positioned within a popular residential location.

POSTCODE: M23 9NZ

DESCRIPTION

This extended semi-detached family house occupies an enviable position within this popular residential location and benefits from much sought after open plan living space. The interior is superbly presented and generously proportioned throughout and the private rear gardens are certainly a feature. Thoughtfully landscaped to incorporate a substantial full width decked seating area and expanse of lawn surrounded by a variety of mature trees, all of which combines to create an attractive setting. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

The accommodation is approached beyond an enclosed porch which in turn leads onto a spacious sitting room with angular bay window to the front aspect. Toward to the rear and forming part of the extension a stunning living/breakfast kitchen is fitted with contemporary units complemented by quartz work-surfaces, a matching central island with breakfast bar and a range of integrated appliances. In addition, bi-folding windows open onto the aforementioned terrace which is ideal for entertaining during the summer months. A ground floor bedroom provides versatile living space and may be used as a home office for remote working and there is also an adjoining utility room/WC.

At first floor level there are two excellent double bedrooms and single bedroom alongside a modern bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing.

To the front of the property the paved driveway provides off road parking and there is gated access at the rear.

The location is approximately one mile distance from the shopping centre of Timperley village and there are good transport links into the market town of Altrincham. The position is ideally suited for access to the surrounding motorway network and Baguley Metrolink station lies less than half a mile to the east.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door. Opaque PVCu double glazed surround. Decorative tiled floor.

SITTING ROOM

17'6 x 14'8 (5.33m x 4.47m)

Built-in cloaks closet with space for hanging coats and jackets with cupboard above. Staircase to the first floor. Under-stair storage cupboard. Laminate wood flooring. Two contemporary vertical radiators.

LIVING/BREAKFAST KITCHEN

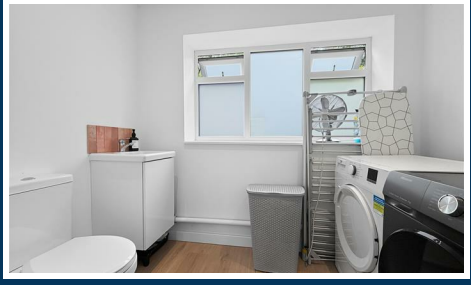
17'5 x 14'8 (5.31m x 4.47m)

Fitted with a range of matching wall and base units beneath quartz work-surfaces/up-stands. Matching central island with breakfast bar and undermount stainless steel sink with mixer tap. Integrated appliances include an electric oven/grill, microwave/oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Recess for an additional fridge/freezer. Provision for a wall mounted flatscreen television. Aluminium double glazed bi-folding windows to the rear decked seating area. Two velux windows. Laminate wood flooring. Recessed LED lighting. Two contemporary vertical radiators.

BEDROOM FOUR/HOME OFFICE

12'4 x 7'5 (3.76m x 2.26m)

Provision for a wall mounted flatscreen television. PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.



UTILITY ROOM/WC
7'9 x 4'8 (2.36m x 1.42m)
White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Space for an automatic washing machine and tumble dryer. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Radiator.

FIRST FLOOR

LANDING
Access hatch to the partially boarded loft space. PVCu double glazed window to the side.

BEDROOM ONE
14'3 x 8'6 (4.34m x 2.59m)
PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM TWO
10'1 x 8'2 (3.07m x 2.49m)
PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM THREE
9'11 x 5'10 (3.02m x 1.78m)
PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BATHROOM/WC
6'5 x 6'0 (1.96m x 1.83m)
Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting.

OUTSIDE
External power and water supplies and exterior light points.

SERVICES
All mains 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
Manchester Band B.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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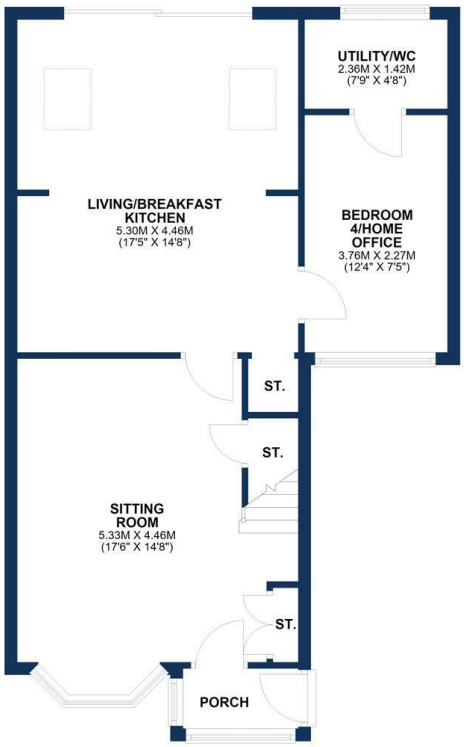
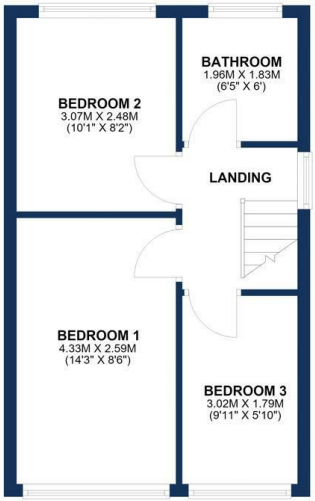
GROUND FLOOR
APPROX. 60.2 SQ. METRES (647.8 SQ. FEET)



TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.1 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 33.0 SQ. METRES (355.2 SQ. FEET)



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