



1 CHOLMONDELEY AVENUE | TIMPERLEY

£475,000

NO ONWARD CHAIN A beautifully presented and superbly proportioned semi detached family home in an ideal location within easy reach of Timperley Metrolink station and lying within the catchment area of the highly regarded Park Road Academy Primary School. The accommodation briefly comprises welcoming entrance hall, bay fronted dining room plus sitting room to the rear with double doors leading onto the conservatory which in turn leads onto the rear garden, fitted kitchen overlooking the gardens and providing access to the same, cloakroom/WC, three well proportioned bedrooms serviced by the family bathroom/WC. Off road parking to the front whilst to the rear is a block paved seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA14 5BA

DESCRIPTION

An excellent opportunity to purchase a beautifully presented semi detached family home which has been extended. The location is ideal being approximately 2 miles from the comprehensive shopping centre of Altrincham and within easy reach of Timperley Metrolink station which provides a commuter service into Manchester. The area is also well placed for surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools and specifically Park Road Academy School and St Hughs Catholic Primary School.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted dining room whilst to the rear of the property there is a separate sitting room with a focal point of a log burner. Double doors from the sitting room lead onto the rear conservatory which in turn has double doors leading onto the attractive rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of cream wall and base units and with access to the side driveway and also the adjacent cloakroom/WC.

To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes whilst the third has fitted desk and storage area. The accommodation is then completed by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

To the front of the property the driveway provides off road parking and there is access to the side where the driveway continues and provides access to the garage at the rear. The gardens to the rear incorporate a block paved patio seating area with delightful lawned gardens beyond with fence borders.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Spindle balustrade staircase for first floor. Opaque PVCu double glazed window to the front.

DINING ROOM

13'8" x 12'11" (4.17m x 3.94m)

With PVCu double glazed bay window to the front. Laminate flooring. Radiator.

SITTING ROOM

13'7" x 11'3" (4.14m x 3.43m)

With a focal point of a log burner set upon a tiled hearth. Radiator. PVCu double glazed double doors to:

CONSERVATORY

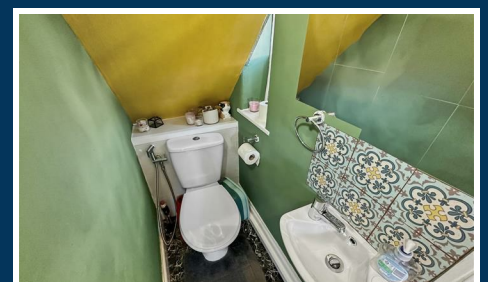
10'8" x 9'11" (3.25m x 3.02m)

With PVCu double glazed double doors to the rear gardens. Radiator. Laminate flooring.

KITCHEN

17'8" x 8'5" (5.38m x 2.57m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge. Space for freezer. Plumbing for washing machine. Space for dishwasher. PVCu double glazed window overlooking the rear garden. Opaque PVCu double glazed window to the side. PVCu double glazed door to the side. Tiled floor. Tiled splashback. Recessed low voltage lighting. Cupboard housing Worcester combination gas central heating boiler.



CLOAKROOM

With WC and wash hand basin. Tiled splashback. Extractor fan. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

13'7" x 11'0" (4.14m x 3.35m)

PVCu double glazed window to the rear. Mirror fronted fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 2

12'7" x 11'7" (3.84m x 3.53m)

PVCu double glazed window to the front. Mirror fronted fitted wardrobes with overhead cupboards. Radiator.

BEDROOM 3

10'5" x 7'5" (3.18m x 2.26m)

With PVCu double glazed window to the front. Laminate flooring. Fitted desk and storage.

BATHROOM

8'5" x 6'2" (2.57m x 1.88m)

Fitted with a white suite with chrome fittings comprising bath with mains shower over, WC and wash hand basin. Chrome heated towel rail. Two opaque PVCu double glazed windows to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and there is access to the side where the drive continues leading to the garage at the rear.

The garage has double doors to the front plus door and window to the side.

The gardens to the rear incorporate a block paved patio seating area with delightful lawned gardens enclosed by fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

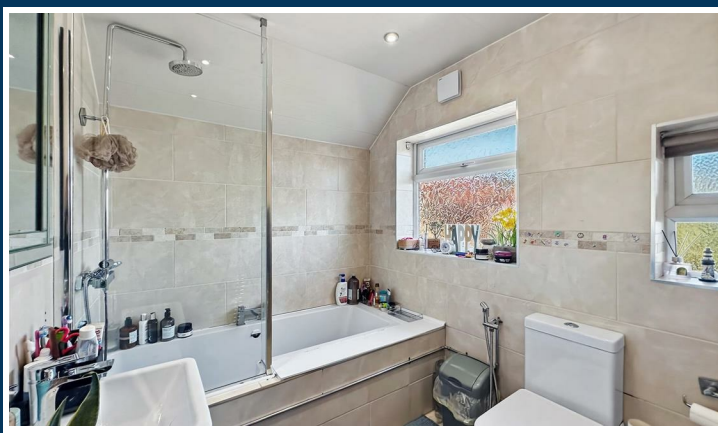
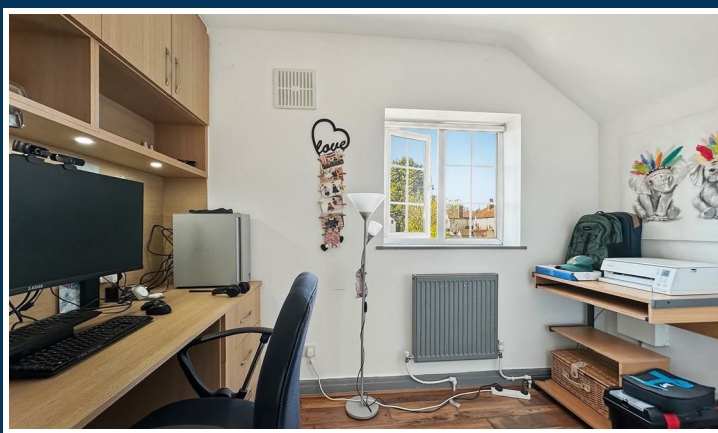
Trafford Band "C"

TENURE

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

NOTE

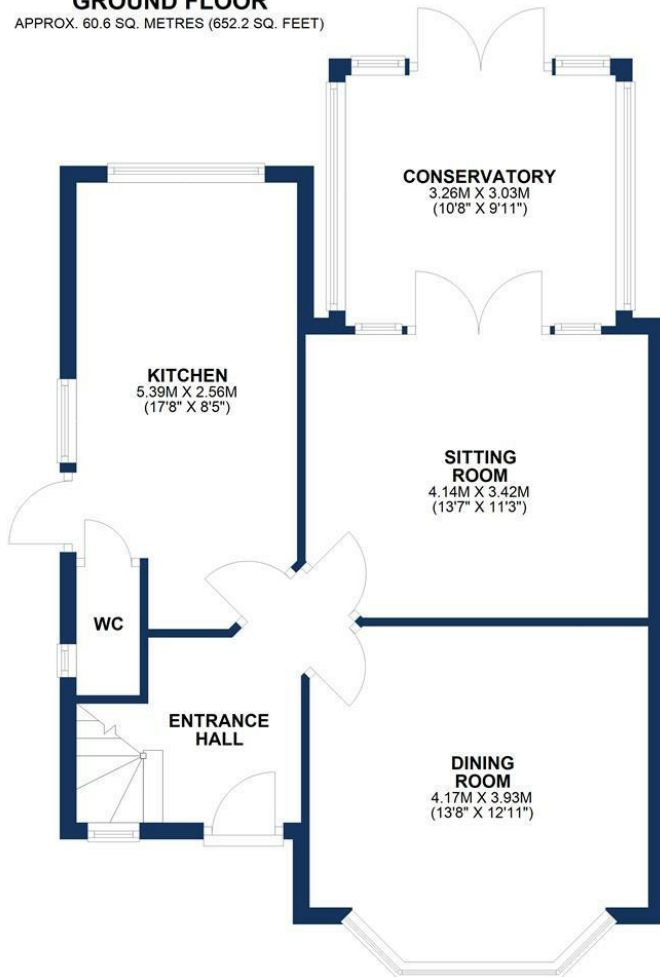
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 60.6 SQ. METRES (652.2 SQ. FEET)



TOTAL AREA: APPROX. 103.0 SQ. METRES (1108.4 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.1 SQ. FEET)



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