IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









15 HADDON GROVE | TIMPERLEY

£450,000

A superbly proportioned and beautifully presented period end terraced property which is larger than average and in an ideal location within easy reach of local shops and Navigation Road Metrolink station and lying within the catchment area of Wellington School and Altrincham Girls and Boys Grammar Schools. The accommodation briefly comprises entrance hallway, sitting room with log burner and opening onto a separate dining room with doors to the rear garden, fitted kitchen with adjacent utility room and double doors leading onto the rear garden. To the first floor there are three well proportioned bedrooms and the accommodation is completed by the bathroom/WC. The gardens at the rear are laid with artificial grass and have a paved seating area and benefit from a south westerly aspect to enjoy the afternoon and evening sun. Viewing is essential to appreciate the proportions and presentation of the accommodation on offer.

POSTCODE: WA15 6SA

DESCRIPTION

A superb larger than average period end terraced family home beautifully presented throughout.

The accommodation is approached via a long welcoming entrance hall with attractive tiled floor. There are two reception rooms with natural wood flooring and the sitting room to the front has a focal point of a log burner set within an exposed brick fireplace and with a tiled hearth. The sitting room opens into the dining room which has double doors leading onto the rear gardens and also provides access to the kitchen. The kitchen is fitted with a comprehensive range of attractive units and with a range of quality integrated appliances and the added benefit of an adjacent utility room. From the kitchen there is also access to an understairs storage cupboard and also double doors lead onto the south westerly facing rear gardens.

To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes and there is additional storage within the landing. The accommodation is then completed by the family bathroom/WC fitted with an attractive white suite with chrome fittings.

Externally towards the front, side and rear there is a courtyard garden laid with artificial grass and block paving all benefitting from a south westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of Navigation Road Metrolink station and with Altrincham town centre a little further distant. Timperley village is also close by at the top of Grove Lane. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being in the catchment area of highly regarded primary and secondary schools including Altrincham Girls and Boys Grammar Schools and within close proximity to Wellington School.

Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Leaded and stained glass panelled front door. Attractive tiled floor. Radiator. Ceiling cornice.

SITTING ROOM
14'1" x 11'6" (4.29m x 3.51m)
With a focal point of an exposed brick fireplace housing a log burner set upon a tiled hearth. Natural wood flooring. PVCu double glazed windows to the front and side. Ceiling cornice. Radiator. Television aerial point. Opening to:

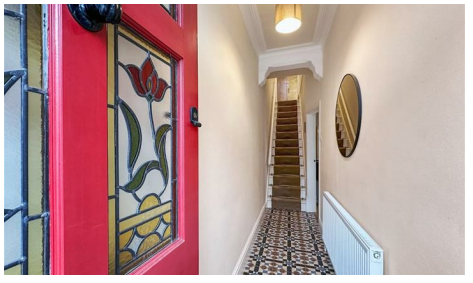
DINING ROOM
13'6" x 12'3" (4.11m x 3.73m)
With PVCu double glazed double doors to the rear garden. Natural wood flooring. Ceiling cornice. Radiator. Glass panelled door to:

KITCHEN
19'6" x 8'0" (5.94m x 2.44m)
A well proportioned kitchen fitted with a comprehensive range of light blue coloured units with contrasting white marble effect work surface over incorporating a sink unit with hose tap. Integrated appliances by Neff include double oven/grill, microwave, fridge freezer and four ring gas hob. Stainless steel extractor hood. Integrated Bosch dishwasher. Two PVCu double glazed windows to the side. PVCu double glazed double doors provide access to the south westerly facing garden. Recessed low voltage lighting. Tiled splashback. Radiator. Laminate flooring. Access to under stairs storage cupboard.











UTILITY
8'0" x 3'9" (2.44m x 1.14m)
With plumbing for washing machine. Recently installed Vaillant combination gas central heating boiler. Recessed low voltage lighting. Radiator. Laminate flooring.

FIRST FLOOR

LANDING
Recessed low voltage lighting. Loft access hatch with pull down ladder to boarded loft space. Two storage cupboards.

BEDROOM 1
12'3" x 11'1" (3.73m x 3.38m)
With PVCu double glazed window to the rear. Fitted wardrobes. Ceiling cornice. Laminate flooring. Radiator.

BEDROOM 2
11'6" x 9'5" (3.51m x 2.87m)
With PVCu double glazed window to the front. Natural wood flooring. Fitted wardrobes. Radiator.

BEDROOM 3
8'6" x 8'0" (2.59m x 2.44m)
A superb 3rd bedroom with PVCu double glazed window to the front. Natural wood flooring. Radiator.

BATHROOM
8'3" x 7'10" (2.51m x 2.39m)
Fitted with a modern white suite with chrome fittings comprising bath, tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

OUTSIDE
To the front, side and rear the gardens are block paved with adjacent gardens laid with artificial grass all benefitting from a southerly aspect to enjoy the afternoon and evening sun. There are double gates onto Haddon Grove and side gate onto Hall Avenue. There is also access to external water and power points.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "C"

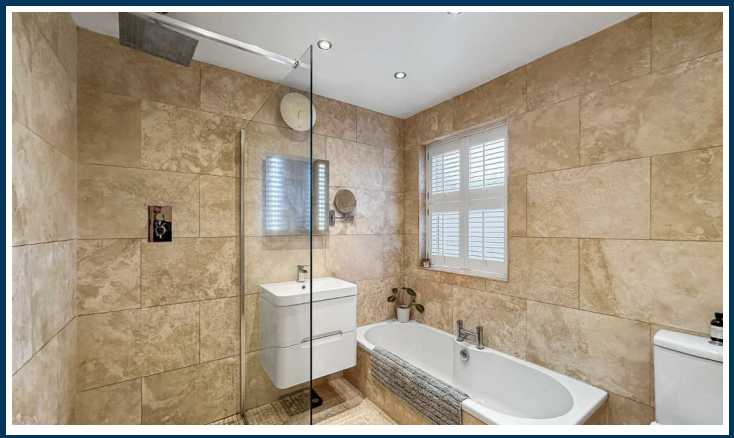
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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

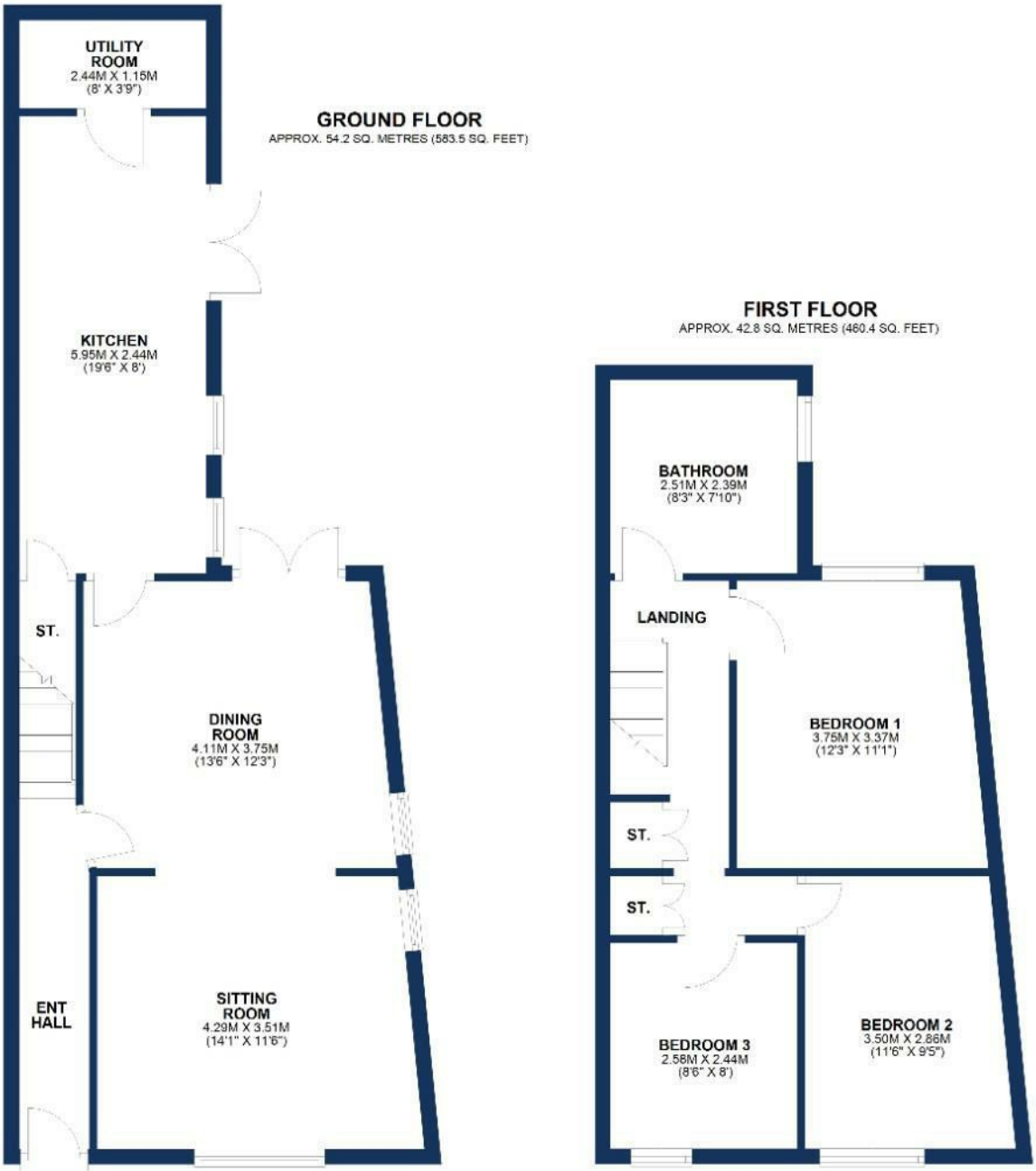








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TOTAL AREA: APPROX. 97.0 SQ. METRES (1044.0 SQ. FEET)

Floorplan for illustrative purposes only

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