IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









2 DELVES ROAD | WEST TIMPERLEY

£625,000

NO ONWARD CHAIN A superbly presented and proportioned semi detached family home in the ever popular Stamford Brook development. The accommodation briefly comprises welcoming entrance hall, impressive open plan living dining kitchen with dining area opening onto the working kitchen and with utility and living area beyond with bi folding doors leading onto the rear garden, cloakroom/WC. To the first floor there is a further sitting room plus two bedrooms serviced by the family bathroom/WC. The accommodation is completed by the second floor which provides principle bedroom with en-suite plus second double bedroom with fitted wardrobes and en-suite shower room/WC. Externally the property benefits from a garage to the rear whilst to the front there are extensive gardens laid mainly to lawn and to the rear is a gravel courtyard garden with gated access to the rear parking area. Viewing is highly recommended.

POSTCODE: WA14 5XJ

DESCRIPTION

Built by Messrs Bryant Homes and Redrow Homes in conjunction with the National Trust, this contemporary semi detached home forms part of the early stages of the development and occupies an ideal position on the fringe of the Stamford Brook community woodland. The property sits in a convenient location with the comprehensive shopping centre of Altrincham approximately 1 mile distant and also provides a commuter service into Manchester via the Metrolink tram system with stations also available at Navigation Road and Timperley. The property also lies within the catchment area of highly regarded primary and secondary schools including Altrincham Boys and Girls Grammar Schools.

The accommodation is superbly proportioned and presented throughout and approached via a welcoming entrance hall. The ground floor has been extended to provide an open plan space with a dining area positioned towards the front of the property with central island with breakfast bar and opens onto the working kitchen fitted with a comprehensive range of units and with adjacent utility area. Beyond the working kitchen is the separate living area with doors providing access onto the gardens at the rear. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there is a second sitting room at the front whilst at the rear are two bedrooms serviced by the family bathroom/WC. The accommodation is completed by the second floor which offers a principle suite with fitted wardrobes and an adjacent shower room/WC and there is a fourth double bedroom with fitted wardrobes and adjacent shower room/WC.

Externally to the front of the property there are extensive lawned gardens enclosed by fence borders whilst to the rear and accessed via the open plan living dining kitchen there is a courtyard garden with ample space for outdoor furniture and gate leading onto the rear parking area with garage.

Adjacent to the Stamford Brook estate is the Stamford Brook community woodland which serves as a local nature reserve managed by the National Trust and Trafford Council. There is a walking trail and the development also incorporates a children's play area.

A fine family home ideally positioned and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
15'5" x 7'0" (4.70m x 2.13m)

With PVCu double glazed front door with adjacent PVCu double glazed window. Spindle balustrade staircase to first floor. Travertine flooring. Radiator. Under stairs storage cupboard. Opening to:

OPEN PLAN LIVING DINING KITCHEN COMPRISING:
41'3" x 17'2" maximum measurements (12.57m x 5.23m maximum measurements)

DINING AREA
With central island/dining table with additional storage beneath and integrated drinks fridge. PVCu double glazed bay window to the side. PVCu double glazed window to the front overlooking the garden. Radiator. Telephone/data point. Recessed low voltage lighting. LVT flooring.

KITCHEN
With a comprehensive range of modern wall and base units with marble effect work surface over incorporating a twin bowl enamel sink unit. Twin AEG oven/grill with warming drawer and AEG microwave oven. Neff five ring gas hob with Bosch extractor hood over. Space for fridge freezer. Integrated dishwasher. Cupboard housing Vaillant ecotec system boiler controllable via the Valliant app. PVCu double glazed window to the side. Recessed low voltage lighting. Adjacent utility area with enamel sink unit and drainer plus further storage. Plumbing for washing machine. LVT flooring. Opening to:

LIVING AREA
With bi-folding doors to the attractive rear gardens. LVT flooring. Recessed low voltage lighting. Two radiators. Space for living suite. Breakfast bar. Exposed brick feature wall.

CLOAKROOM
With a white suite with chrome fittings comprising WC and wash hand basin. Radiator. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

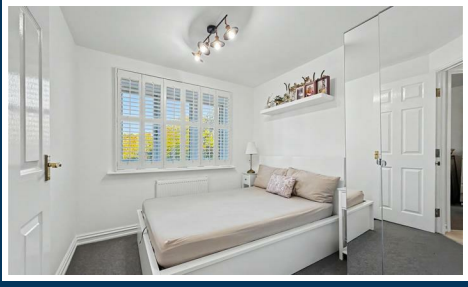
LANDING
Spindle balustrade staircase to second floor. Radiator.











SITTING ROOM
17'0" x 11'2" (5.18m x 3.40m)
With three PVCu double glazed windows to the front with plantation shutters. Tiled floor. Radiator. Media wall with storage.

BEDROOM 3
9'11" x 8'9" (3.02m x 2.67m)
PVCu double glazed window to the rear with plantation shutters. Radiator.

BEDROOM 4
10'0" x 8'2" (3.05m x 2.49m)
PVCu double glazed window to the rear with plantation shutters. Radiator.

BATHROOM
7'4" x 6'3" (2.24m x 1.91m)
With a white suite with chrome fittings comprising panelled bath with mixer shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING
Airing cupboard house the 180 litre hot water tank.

BEDROOM 1
17'6" x 11'0" (5.33m x 3.35m)
A superb principle bedroom with fitted wardrobes and three Velux windows to the rear. Radiator.

EN-SUITE
6'10" x 5'5" (2.08m x 1.65m)
With a white suite with chrome fittings comprising tiled shower area, wash hand basin and WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Underfloor heating.

BEDROOM 2
11'7" x 11'2" (3.53m x 3.40m)
With PVCu double glazed window to the front with plantation shutters. Fitted wardrobes with overhead cupboards and desk. Radiator.

EN-SUITE
9'11" x 5'7" (3.02m x 1.70m)
Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Tiled floor. Tiled splashback. Extractor fan.

OUTSIDE

GARAGE
Up and over door to the front. Light. Reserved parking space in front of garage.

To the front of the property there are extensive lawned gardens with fence borders enjoying a high degree of privacy. To the rear and accessed via the open plan space there is a courtyard garden with ample space for outdoor furniture and gate leading to the parking area with garage beyond. There are external power points to both front and rear gardens. EV charging point. External water feed to side of property.

SERVICES
All main services are connected.

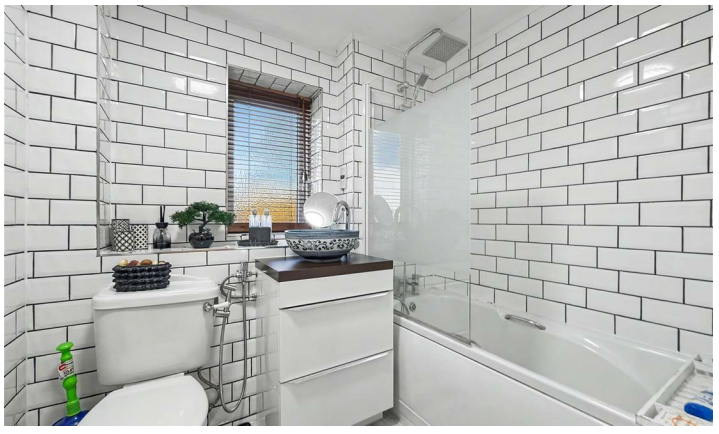
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

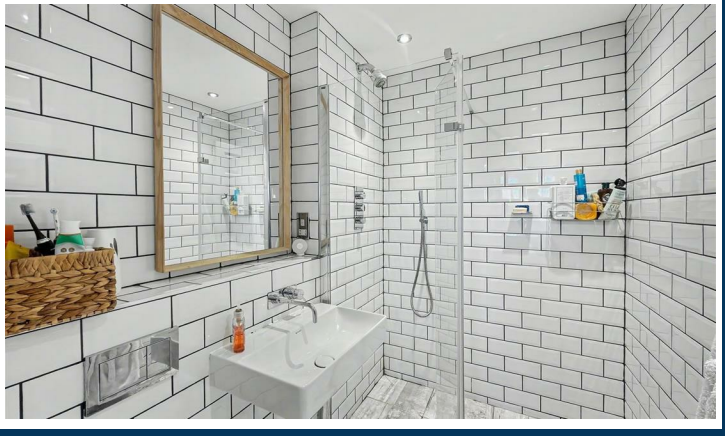
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

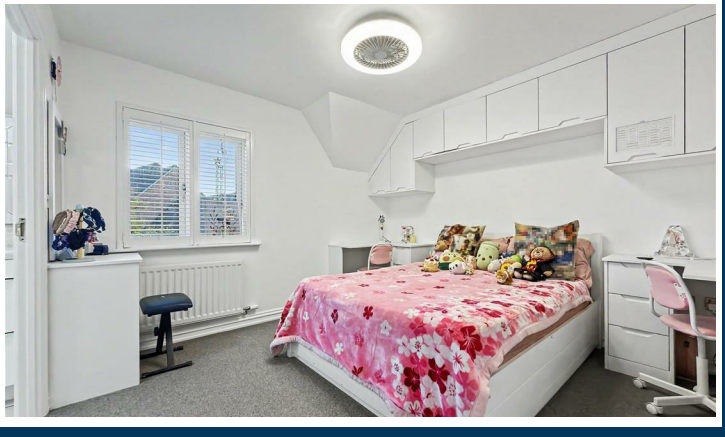
SERVICE CHARGE
There is a Stamford Brook Estate Charge of approximately £200.00 per annum. Full details will be provided by our clients Solicitor.

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









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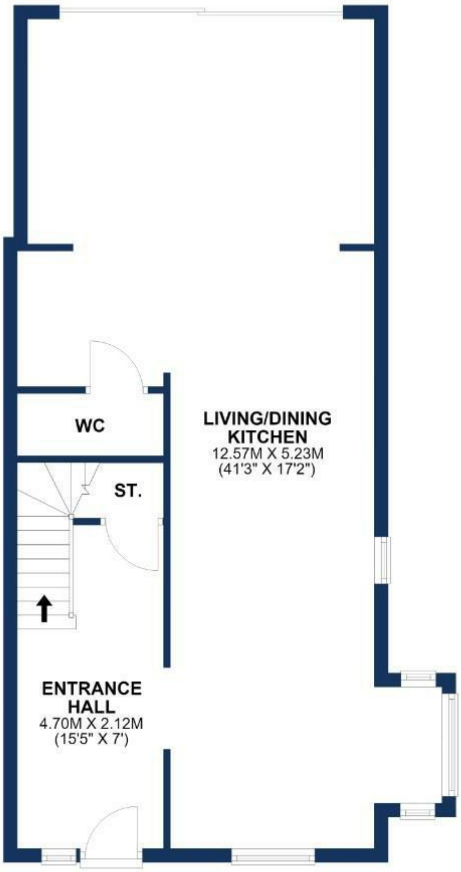
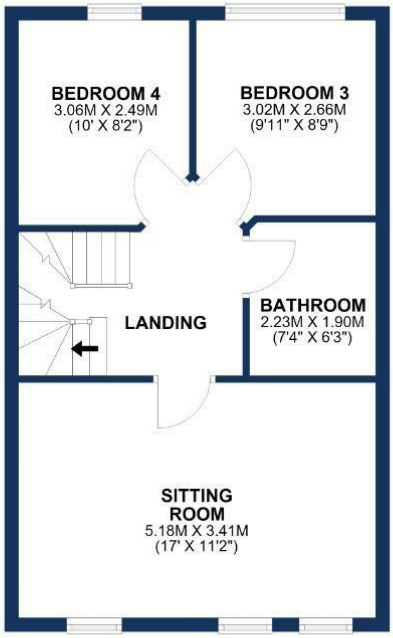
GROUND FLOOR
APPROX. 63.5 SQ. METRES (683.6 SQ. FEET)



FIRST FLOOR
APPROX. 44.9 SQ. METRES (483.5 SQ. FEET)



SECOND FLOOR
APPROX. 46.3 SQ. METRES (497.9 SQ. FEET)



TOTAL AREA: APPROX. 154.7 SQ. METRES (1665.0 SQ. FEET)

Floorplan for illustrative purposes only

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