IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

19 ASHWOOD | ALTRINCHAM

OFFERS IN THE REGION OF £700,000

An extended and replanned three storey town house with much sought after open plan living space on the ground floor. Approximately 1,850 sqft (172 sqm). The superbly presented accommodation briefly comprises enclosed porch, entrance hall, shower room/WC, living/dining kitchen, utility room, first floor sitting room, study and double bedroom with en suite shower room/WC, second floor primary bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking and integral garage/store. Landscaped rear gardens laid mainly to lawn with substantial raised terrace. Ideal cul de sac location within close proximity to local shops and The Bollin Valley.

POSTCODE: WA14 3DN

DESCRIPTION

Ashwood forms part of a development that includes a variety of modern houses set within mature surroundings just a few hundred yards distance from open countryside and the Bollin Valley. The location is ideal being within easy reach of an access point to the surrounding network of motorways, local shops on Vicarage Lane and positioned a short distance from the Bollin Primary/Nursery School. The property also lies within the catchment area of Bowdon C of E Primary School and highly regarded secondary schools.

The accommodation is of generous size, arranged over three floors and extended to create an impressive open plan living space with bi-folding windows opening directly onto the thoughtfully designed landscaped rear gardens.

Approached beyond an attractive composite front door and enclosed porch, the wide entrance hall provides access to a shower room/WC and there is provision for storage within the built-in cloaks closet. The aforementioned living/dining kitchen is fitted with a range of contemporary units and integrated appliances complemented by polished granite work-surfaces and a matching central island. There is ample space for a dining suite and the adjacent naturally light living area is the full width with remotely operated Velux windows . The replanned ground floor also includes a separate utility room which provides access to the integral garage/store.

At first floor level the spacious sitting room features a Juliet balcony and an adjoining study may prove invaluable for those who choose to work from home. In addition, there is an excellent double bedroom with modern en suite shower room/WC.

On the third floor there is a superbly proportioned primary bedroom with well appointed en suite shower room/WC, two further double bedrooms and family bathroom/WC with white suite and chrome fittings.

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

To the front of the property a block paved driveway allows off road parking for several cars and leads to the integral garage/store with electrically operated roller door. The landscaped rear gardens are laid mainly to lawn with well stocked borders and steps leading up to a raised terrace which is ideal for entertaining during the summer months.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Woodgrain effect composite front door with matching opaque double glazed side-screen. Tiled floor.

ENTRANCE HALL
14'11" x 8'9" (4.55m x 2.67m)
Built-in cloaks closet with hanging rail and shelving. Spindle balustrade staircase to the first floor. Laminate wood flooring. Cornice. Panelled effect walls. Dado rail. Radiator.

SHOWER ROOM/WC
Traditional style white/chrome pedestal wash basin and low-level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the front. Decorative tiled floor. Recessed low-voltage lighting. Panelled dado. Radiator.

LIVING/DINING KITCHEN
26'9" x 18'6" (8.15m x 5.64m)
Planned to incorporate:

DINING KITCHEN
Fitted with a range of contemporary wall and base units beneath polished granite work-surfaces/up-stands and undermount 1 ½ bowl stainless steel sink with professional style mixer tap and tiled splash-back. Matching central island with natural wood food preparation area and polished granite work-surfaces. Recess for a range cooker with stainless steel splash-back and chimney cooker hood above. Recess for an American style fridge/freezer. Integrated microwave oven, dishwasher and wine/drinks cooler. Ample space for a dining suite. Laminate wood flooring. Contemporary radiator.

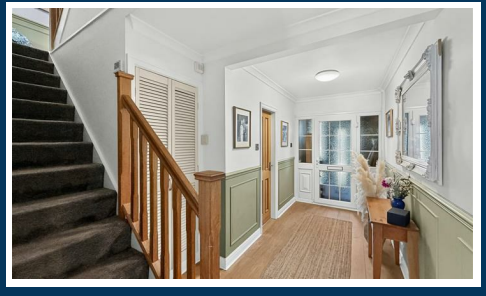
LIVING AREA
Provision for a wall mounted flat screen television. Double glazed bi-folding windows to the rear garden. PVCu double glazed window to the rear. Three remotely operated Velux windows. Laminate wood flooring. Contemporary vertical radiator.

UTILITY ROOM
8'8" x 5'7" (2.64m x 1.70m)
Wood effect wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Laminate wood flooring.

FIRST FLOOR

LANDING
Spindle balustrade staircase to the second floor. Panelled effect walls. Dado rail. Cornice

SITTING ROOM
18'6" x 12'1" (5.64m x 3.68m)
PVCu double glazed French window to a Juliet balcony with wrought iron balustrade. PVCu double glazed oriel bay window to the front. Cornice. Two radiators.



STUDY
8'9" x 6'7" (2.67m x 2.01m)
Under-stair storage and built-in cupboard. Opaque PVCu double glazed window to the side. Cornice.

BEDROOM TWO
11'10" x 9'2" (3.61m x 2.79m)
PVCu double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC
8'9" x 4'9" (2.67m x 1.45m)
Fully tiled and fitted with a white/chrome pedestal wash basin with mixer tap and low-level WC. Corner enclosure with electric shower. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING
Spindle balustrade. Loft access hatch. Opaque PVCu double glazed window to the side. Panelled effect walls. Dado rail.

BEDROOM ONE
18'7" x 12'1" (5.66m x 3.68m)
Built-in wardrobes containing hanging rails and shelving. Provision for a wall mounted flat screen television. Two PVCu double glazed windows to the front. Cornice. Two radiators.

EN SUITE SHOWER ROOM/WC
7' x 5'10" (2.13m x 1.78m)
White/chrome pedestal wash basin with mixer tap and low-level WC. Wide enclosure with marble effect panelled walls and thermostatic rain shower with handheld attachment. Built-in cabinet with shelving above. Wood effect flooring. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM THREE
12'3" x 9'4" (3.73m x 2.84m)
Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR
9'10" x 9' (3.00m x 2.74m)
Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC
7'9" x 5'9" (2.36m x 1.75m)
Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower with handheld attachment and screen above, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Linen closet with shelving. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE/STORE
9' x 6'4" (2.74m x 1.93m)
Electrically operated roller door. Wall mounted gas central heating boiler.

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
Band E.

NOTE
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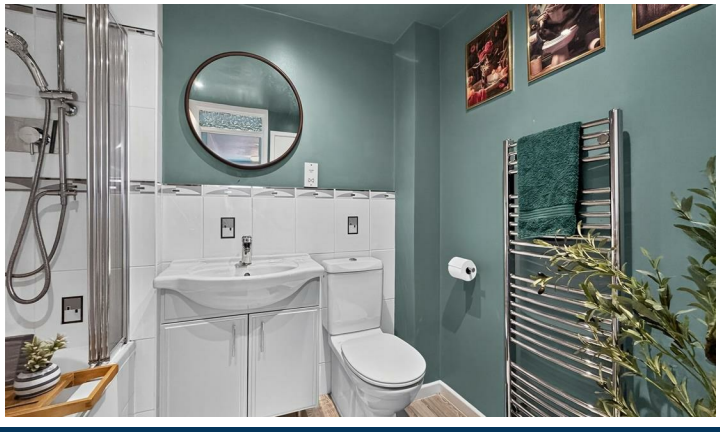

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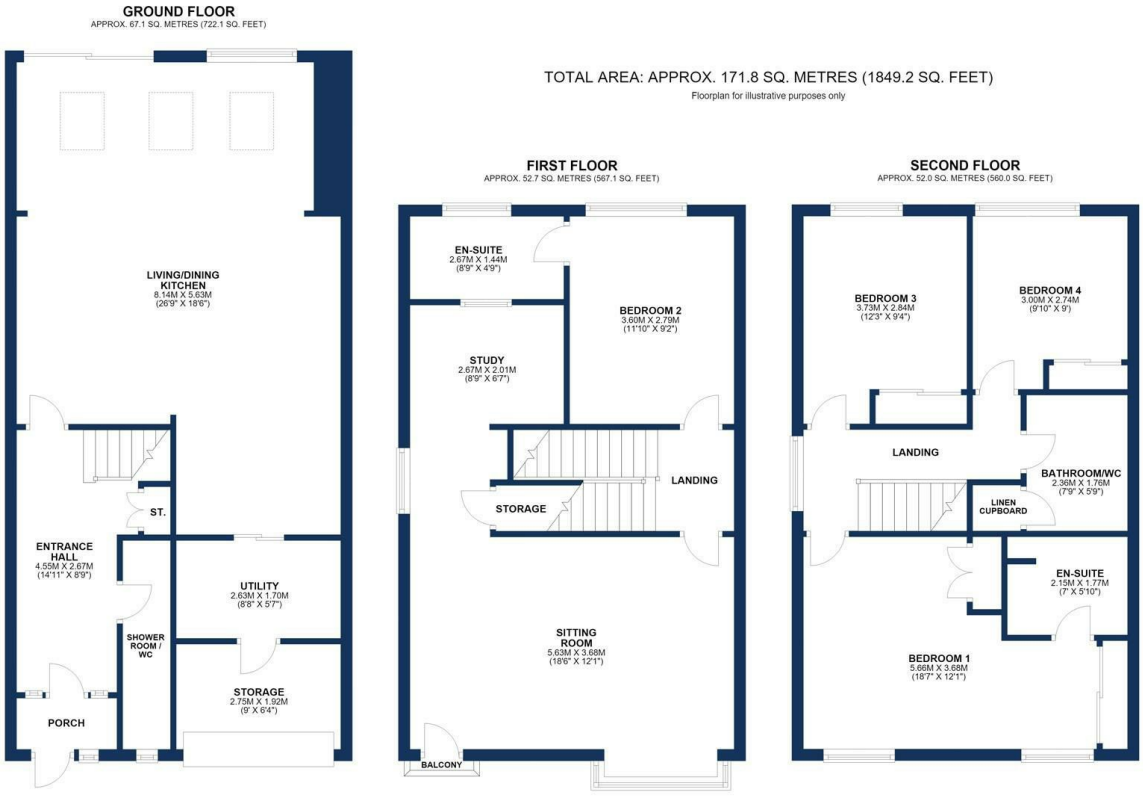

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