



9 LANGDALE CLOSE | TIMPERLEY

OFFERS OVER £550,000

A superbly proportioned and beautifully presented detached family home ideally positioned within close proximity to Altrincham town centre. The accommodation briefly comprises welcoming entrance hall, full width sitting/dining room, separate dining room, breakfast kitchen opening onto the rear conservatory which in turn leads onto the rear garden, there is a study/3rd bedroom with adjacent shower room/WC and fitted storage. Two double bedrooms and family bathroom/WC to the first floor. Externally there is off road parking within the driveway and attractive gardens to the side and rear laid mainly to lawn and incorporating a patio seating area. Viewing is highly recommended.

POSTCODE: WA15 7QW

DESCRIPTION

This detached home is ideally located nestled within a quiet cul de sac within close proximity to Altrincham town centre and the Metrolink station which provides a commuter service into Manchester. The property is also well placed being in the catchment area of highly regarded primary and secondary schools and with Wellington School close by.

The accommodation is approached via a welcoming entrance hall which provides access to a cloakroom/WC. Towards the front of the property is a full width sitting/dining room with large window overlooking the gardens whilst to the side is a separate second reception room overlooking the side garden. Positioned towards the rear of the property is a full width breakfast kitchen fitted with a comprehensive range of white units and quality integrated appliances and opening onto a rear conservatory with door onto the patio seating area. The ground floor accommodation is completed by the study/bedroom 3 which is currently fitted with ample study furniture and has an adjacent shower room/WC.

To the first floor the principal bedroom benefits from fitted wardrobes and has dual aspect windows and there is further storage within the eaves space. Positioned to the rear is a second double bedroom again with eaves storage and the accommodation is completed by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and there are adjacent lawned gardens which continue to the side. To the side the gardens are laid mainly to lawn and lead onto a separate patio seating area which continues to the rear. The gardens enjoy a high degree of privacy and benefit from a westerly aspect to enjoy the afternoon and evening sun.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Stairs to first floor. Radiator.

SITTING/DINING ROOM

20'0" x 12'1" (6.10m x 3.68m)

With dual aspect PVCu double glazed windows. Laminate flooring. Radiator. Television aerial point. Telephone point. Ample space for living and dining suites.

DINING ROOM

12'5" x 9'9" (3.78m x 2.97m)

With PVCu double glazed window to the side overlooking the side lawned garden. Laminate flooring. Radiator.

BREAKFAST KITCHEN

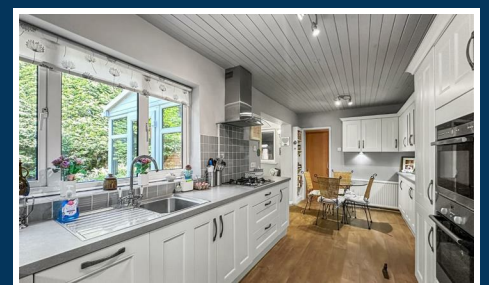
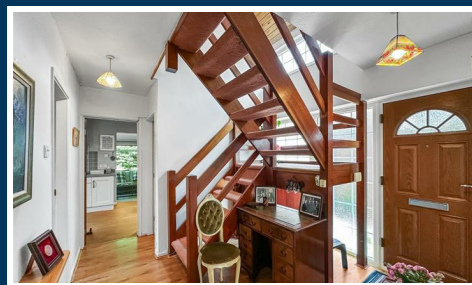
20'8" x 8'11" (6.30m x 2.72m)

Fitted with a comprehensive range of white wall and base units with work surface over and incorporating a stainless steel sink unit with drainer. Integrated Bosch oven/grill. Neff combination microwave oven. Four ring gas hob with stainless steel extractor hood. Integrated fridge freezer. Integrated Bosch dishwasher. Integrated washing machine. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side garden. Tiled splashback. Space for table and chairs. Laminate flooring. Radiator. Opening to:

CONSERVATORY

12'5" x 7'9" (3.78m x 2.36m)

With PVCu double glazed door to the rear patio seating area. Television aerial point.



STUDY/BEDROOM 3

13'0" x 7'9" (3.96m x 2.36m)

With fitted study furniture and storage cupboard. PVCu double glazed window to the side. Radiator.

SHOWER ROOM

7'9" x 3'8" (2.36m x 1.12m)

Tiled shower area, WC and wash hand basin. Tiled floor. Radiator. Opaque window to the front.

CLOAKROOM

With WC and wash hand basin. Laminate flooring. Half tiled walls. Chrome heated towel rail. Opaque window to the side.

FIRST FLOOR

LANDING

BEDROOM 1

15'5" x 13'1" (4.70m x 3.99m)

With dual aspect PVCu double glazed window. Fitted wardrobes plus extra storage within the eaves space. Radiator.

BEDROOM 2

12'0" x 10'11" (3.66m x 3.33m)

With PVCu double glazed window to the side. Eaves storage area. Radiator. Airing cupboard housing combination gas central heating boiler.

BATHROOM

9'1" x 7'11" (2.77m x 2.41m)

Fitted with a white suite with chrome fittings comprising easy access bath with electric shower over, WC and vanity wash basin. Tiled walls. Radiator. Opaque PVCu double glazed window to the side. Extractor fan.

OUTSIDE

To the front of the property the drive provides off road parking and benefits from an adjacent lawned garden. The lawned gardens continue to the side and benefit from a westerly aspect to enjoy the afternoon and evening sun whilst to the rear is a secluded patio seating area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

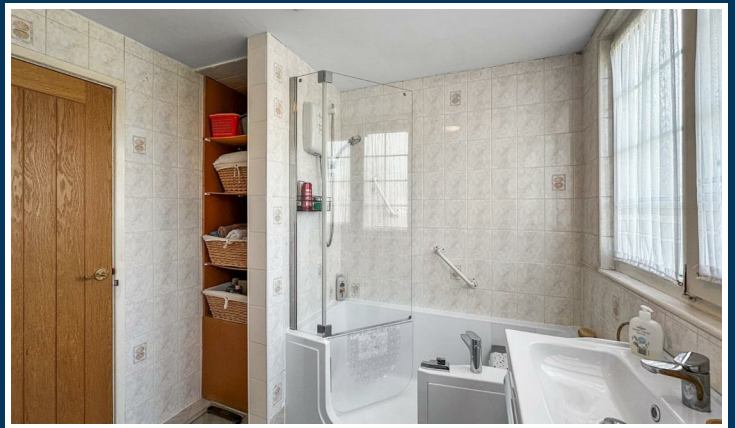
Trafford Band "E"

TENURE:

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

NOTE

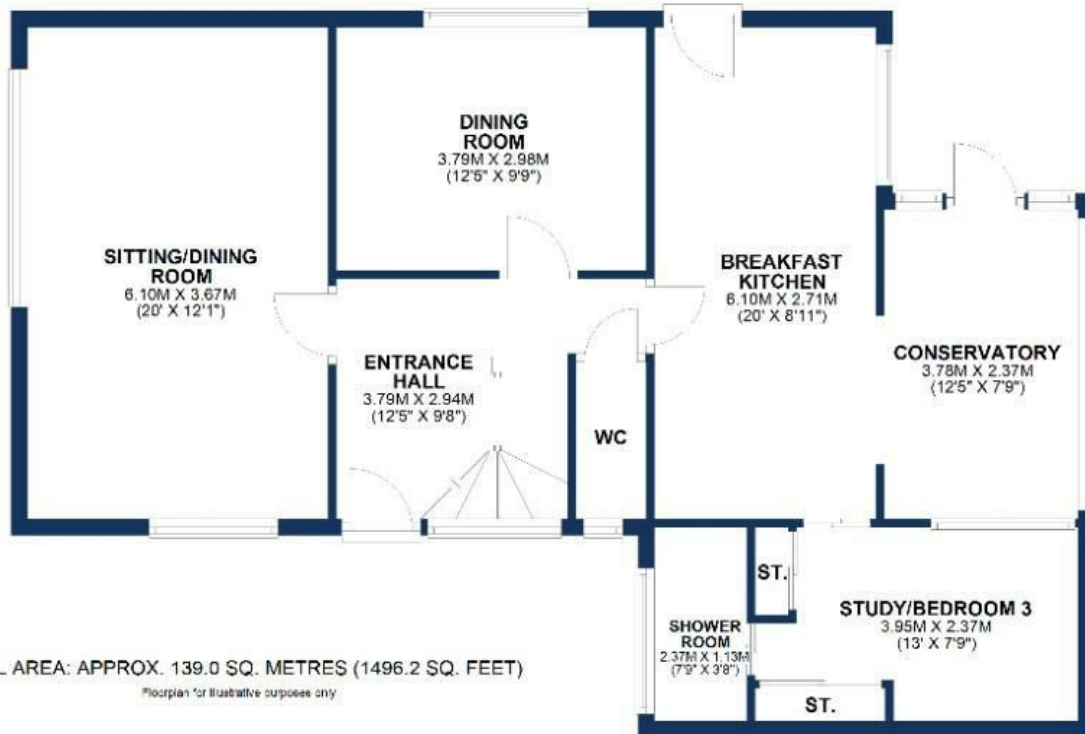
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 84.5 SQ. METRES (909.1 SQ. FEET)



FIRST FLOOR

APPROX. 54.5 SQ. METRES (587.2 SQ. FEET)



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