IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

48 WEST VALE ROAD | TIMPERLEY

OFFERS OVER £405,000

NO ONWARD CHAIN A superbly maintained semi detached family home in a sought after location close to Wellington School and within easy reach of Altrincham town centre with the Metrolink station providing a commuter service into Manchester. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, dining room to the rear with access to the rear gardens, kitchen with access to the garage, three bedrooms and bathroom/WC. To the front of the property the drive provides off road parking whilst to the rear the gardens incorporate a patio seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7RN

DESCRIPTION

West Vale Road is in a sought after residential location ideally placed being within the catchment area of highly regarded primary and secondary schools and with Wellington School on the doorstep. Altrincham town centre is within easy reach and the Metrolink provides a commuter service into Manchester.

The area is well developed with houses of varying ages creating an attractive setting. This particular property benefits from an enclosed porch which leads onto a welcoming entrance hall which provides access onto the open plan sitting room and dining room both with bay windows. The ground floor accommodation is completed by the fitted kitchen with door providing access to the side garage. To the first floor there are three bedrooms and bathroom/WC.

To the front of the property there is parking within the gravel driveway and access to the garage. The garage has doors to the front and rear to provide access to the rear gardens. The rear gardens incorporate a patio seating area with lawns beyond.

A superb family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed double doors. Tiled floor.

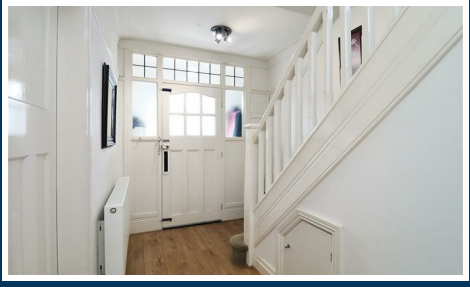
ENTRANCE HALL
Hardwood glass panelled front door. Spindle balustrade staircase to first floor. Picture rail. Ceiling cornice. Natural wood flooring. Under stairs storage cupboard. Radiator.

SITTING ROOM
14'0" x 10'10" (4.27m x 3.30m)
With PVCu double glazed bay window to the front. Electric fireplace. Natural wood flooring. Radiator. Television aerial point. Opening to:

DINING ROOM
13'3" x 10'10" (4.04m x 3.30m)
PVCu double glazed bay window to the rear with French doors leading onto the rear garden. Natural wood flooring. Radiator.

KITCHEN
10'11" x 6'10" (3.33m x 2.08m)
Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Space for fridge freezer. Modern wall mounted Worcester combination gas central heating boiler. Radiator. Natural wood flooring. Door to garage. PVCu double glazed window overlooking the rear garden.

FIRST FLOOR



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

BEDROOM 1
14'0" x 10'10" (4.27m x 3.30m)
PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2
13'6" x 10'10" (4.11m x 3.30m)
PVCu double glazed bay window to the rear. Radiator.

BEDROOM 3
7'2" x 7'0" (2.18m x 2.13m)
PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM
7'11" x 6'10" (2.41m x 2.08m)
With a white suite with chrome fittings comprising panelled bath with mixer shower, WC and pedestal wash hand basin. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Tiled splashback. Recessed low voltage lighting. Extractor fan.

OUTSIDE

GARAGE
19'10" x 7'11" (6.05m x 2.41m)
With up and over door to the front plus door to the rear garden. Light, power and water feed. Wash hand basin with storage beneath.

To the front of the property the gravel drive provides off road parking and access to the garage. To the rear the gardens incorporate a patio seating area with lawns beyond with fence borders.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "D"

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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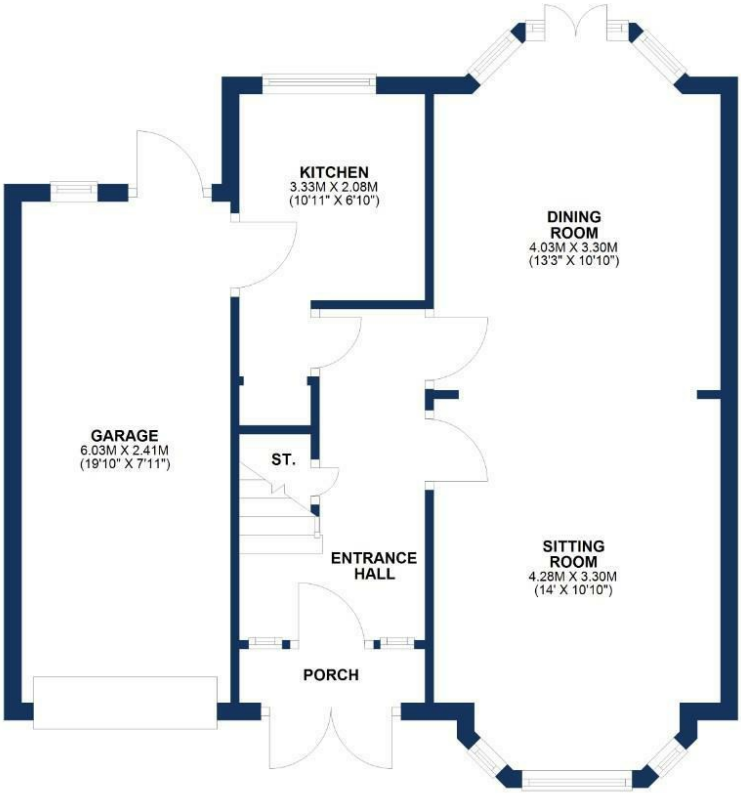
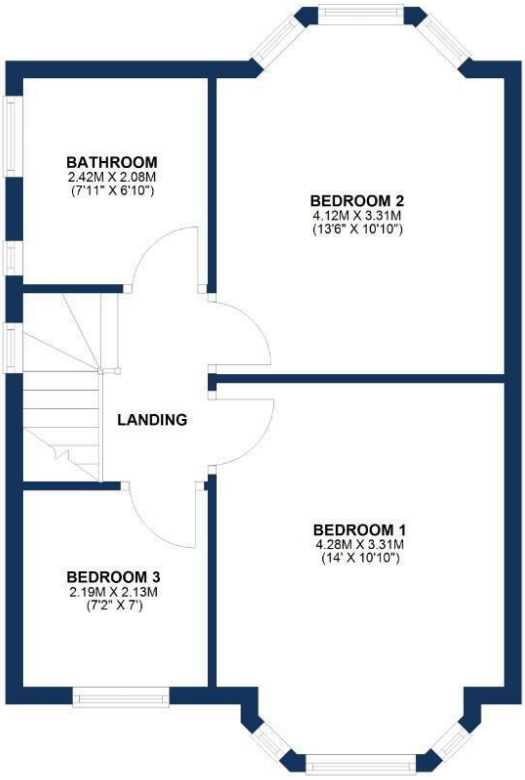
GROUND FLOOR
APPROX. 56.1 SQ. METRES (603.4 SQ. FEET)



FIRST FLOOR
APPROX. 41.6 SQ. METRES (447.6 SQ. FEET)



TOTAL AREA: APPROX. 97.6 SQ. METRES (1051.0 SQ. FEET)

Floorplan for illustrative purposes only

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