IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

8 NORTH VALE ROAD | TIMPERLEY

OFFERS OVER £450,000

NO ONWARD CHAIN A superbly maintained and proportioned 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, welcoming entrance hall, front sitting room, rear dining room, morning room with doors onto the rear gardens and access to the adjacent kitchen, covered utility area with front and back doors and door to the garage, three well proportioned bedrooms and bathroom/WC. To the front of the property the drive provides ample off road parking and has adjacent gardens. To the rear the gardens incorporate a flagged patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7RR

DESCRIPTION

North 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 Metro station 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 to the front sitting room. To the rear there is a separate dining room with adjacent morning room with doors leading onto the attractive rear gardens. The ground floor accommodation is completed by the fitted kitchen which provides access to the side utility area with PVCu double glazed doors to the front and rear and also door to the garage. To the first floor there are three bedrooms and modern bathroom/WC.

To the front of the property there is parking within the flagged driveway which also benefits from an adjacent garden with well stocked flowerbeds. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all benefitting from a high degree of privacy.

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 front door. Opaque leaded window to the front. Radiator. Plate rail. Ceiling cornice.

SITTING ROOM
14'10" x 12'2" (4.52m x 3.71m)
With a focal point of a gas fire with tiled insert and hearth. PVCu double glazed window to the front. Television aerial point.

DINING ROOM
11'11" x 10'11" (3.63m x 3.33m)
With PVCu double glazed window overlooking the rear gardens. Radiator. Television aerial point.

MORNING ROOM
10'10" x 7'2" (3.30m x 2.18m)
With PVCu double glazed double doors providing access to the attractive rear garden. Under stairs storage cupboard. Radiator.

KITCHEN
8'10" x 8'8" (2.69m x 2.64m)
With a range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Space for cooker, fridge and plumbing for washing machine. Radiator. Tiled splashback. PVCu double glazed window to the rear. Opaque PVCu double glazed window to the side. Door to the side utility area.

UTILITY
13'5" x 6'11" (4.09m x 2.11m)
With PVCu double glazed doors to the front and rear. Access to the garage.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
14'10" x 11'4" (4.52m x 3.45m)
With PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 2
11'11" x 11'4" (3.63m x 3.45m)
With PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 3
8'7" x 7'0" (2.62m x 2.13m)
With corner PVCu double glazed window. Radiator. Fitted storage.

BATHROOM
8'8" x 7'0" (2.64m x 2.13m)
Fitted with a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Extractor fan. Recessed low voltage lighting. Cupboard housing Worcester combination gas central heating boiler. Loft access hatch.

OUTSIDE

GARAGE
16'2" x 8'7" (4.93m x 2.62m)
With up and over door to the front. Light and power. Mezzanine storage area. Door leading to the side.

To the front of the property the flagged drive provides off road parking and has an adjacent garden with well stocked flower beds. Immediately to the rear and accessed via the morning room is a flagged patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all enjoying a high degree of privacy.

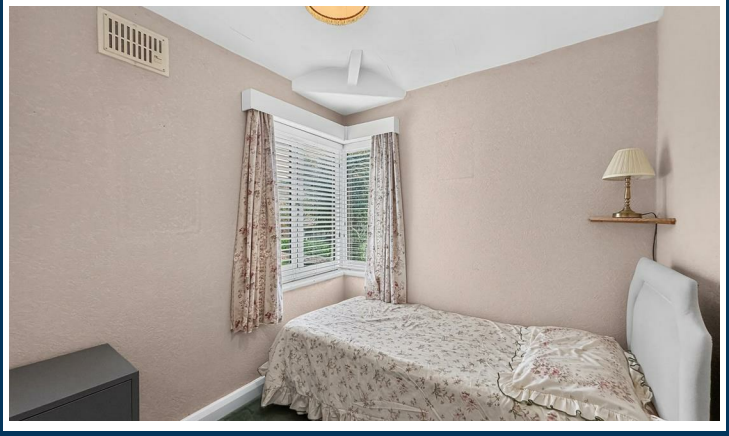
SERVICES
All main services are connected.

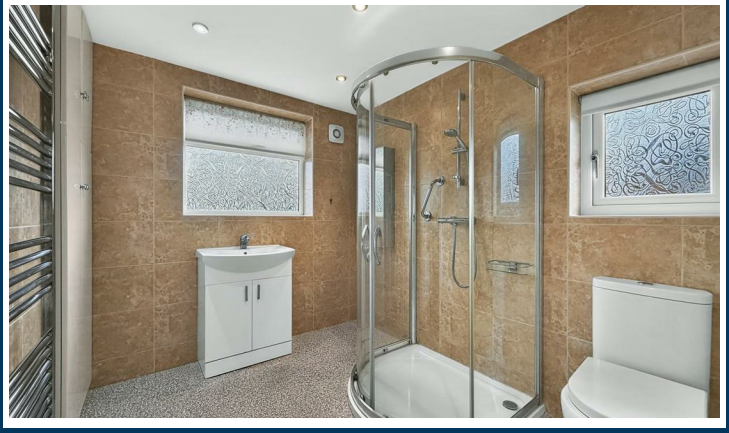
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

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

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





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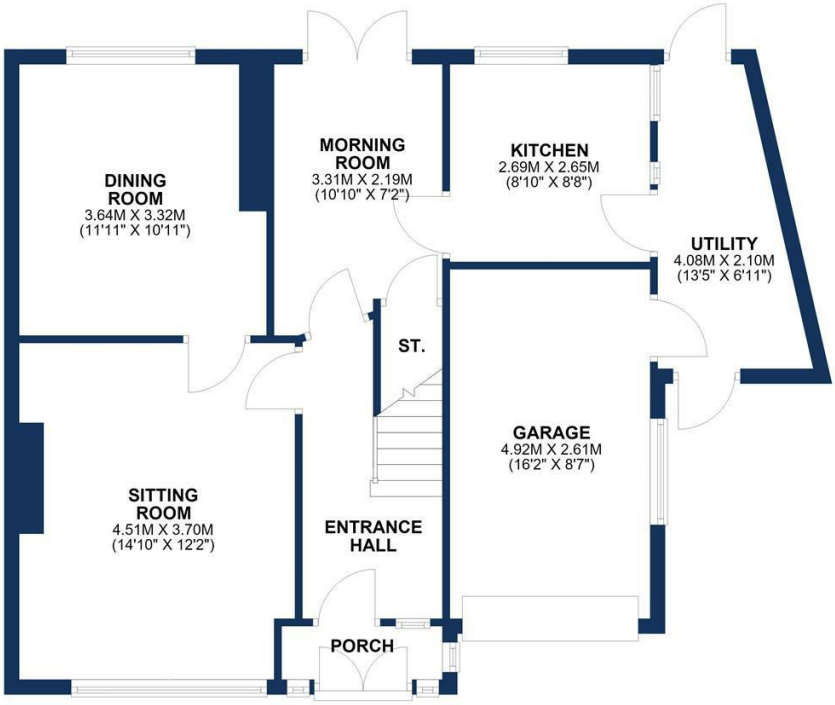
GROUND FLOOR
APPROX. 74.5 SQ. METRES (802.1 SQ. FEET)



FIRST FLOOR
APPROX. 45.0 SQ. METRES (484.0 SQ. FEET)

TOTAL AREA: APPROX. 119.5 SQ. METRES (1286.1 SQ. FEET)

Floorplan for illustrative purposes only

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