



2 CHOLMONDELEY AVENUE | TIMPERLEY

£460,000

NO ONWARD CHAIN A well presented semi detached family house positioned in an ideal location less than half a mile from Timperley Metrolink station and lying within the catchment area of Park Road Academy Primary School. The superbly proportioned accommodation briefly comprises covered porch, entrance hall, spacious sitting room, dining room with feature fireplace and French windows to paved rear terrace, fitted kitchen with integrated appliances, primary bedroom with fitted wardrobes, further double bedroom, single bedroom with built-in wardrobe and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Wide block paved driveway providing off road parking and detached garage. South westerly facing landscaped rear gardens laid mainly to lawn.

POSTCODE: WA14 5BA

DESCRIPTION

This attractive semi detached family house is constructed to a traditional bay fronted design with partially rendered elevations set beneath a tiled roof. The interior is well presented and superbly proportioned throughout.

The accommodation is approached beyond a covered porch and spacious entrance hall with provision for cloaks. Positioned at the front is an elegant sitting room with plantation shutters to the bay window, whilst toward the rear there is a separate dining room with the focal point of a marble conglomerate surround and contemporary fire framed in chrome. French windows set within a full height double glazed bay open onto the block paved rear terrace which is ideal for entertaining during the summer months and the adjacent kitchen is fitted with Shaker style units complemented by wood effect work-surfaces and a range of integrated appliances.

At first floor level there are three excellent bedrooms, two of which benefit from fitted wardrobes and the well appointed family bathroom/WC is fitted with a modern white suite.

The landscaped rear gardens are certainly a feature being laid mainly to lawn with well stocked raised flower beds and mature borders all of which combines to create a delightful setting. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening. Externally at the front the wide block paved driveway provides off road parking and there is gated access to the side. In addition, a detached garage benefits from light and power supplies.

The location is ideal being approximately two miles from the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of independent retailers and informal dining options. Timperley Metrolink station is less than half a mile walking distance and provides a commuter service into Manchester and the area is well placed for surrounding network of motorways. The property is also within the catchment area of highly regarded primary and secondary schools, specifically Park Road Academy Primary School and St Hugh's Catholic Primary School.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque glazed/panelled hardwood front door.

ENTRANCE HALL

Ample space for hanging coats and jackets. Turned spindle balustrade staircase to the first floor. Opaque PVCu double glazed window to the front. Laminate wood flooring. Picture rail. Radiator.

SITTING ROOM

13'3" x 13' (4.04m x 3.96m)

PVCu double glazed bay window to the front. Laminate wood flooring. Coved cornice. Radiator.

DINING ROOM

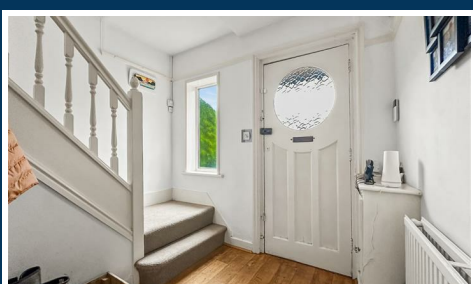
14'5" x 13'5" (4.39m x 4.09m)

Marble conglomerate fireplace surround with contemporary fire framed in chrome and set upon a matching hearth. Bay with full height PVCu double glazed windows and matching French windows opening onto the rear terrace. Laminate wood flooring. Coved cornice. Radiator.

KITCHEN

9'6" x 8'4" (2.90m x 2.54m)

Fitted with a range of Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring induction hob with matt black chimney cooker hood above, fridge, freezer, and dishwasher. Recess for an automatic washing machine. Opaque glazed/panelled hardwood door to the side. PVCu double glazed window to the rear. Tile effect flooring. Plinth mounted electric heater.



FIRST FLOOR

LANDING

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

BEDROOM ONE

13'8" x 11'4" (4.17m x 3.45m)

Fitted with a seven door range of wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM TWO

12'11" x 11'7" (3.94m x 3.53m)

Recess with shelving. PVCu double glazed window to the front. Picture rail. Radiator.

BEDROOM THREE

9'9" x 7'7" (2.97m x 2.31m)

Fitted wardrobe containing hanging rail and shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the front.

BATHROOM/WC

8'6" x 6'3" (2.59m x 1.91m)

Fitted with a contemporary white/chrome suite comprising P-shaped bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC. Two opaque PVCu double glazed windows to the rear. Partially tiled walls. Extractor fan. Chrome heated towel rail.

OUTSIDE

Landscaped rear gardens with a fence perimeter and south westerly aspect.

DETACHED GARAGE

Up and over door. Timber framed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

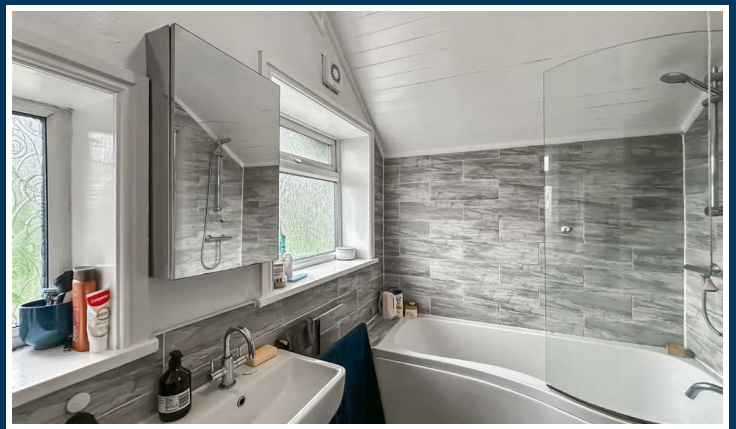
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C.

NOTE

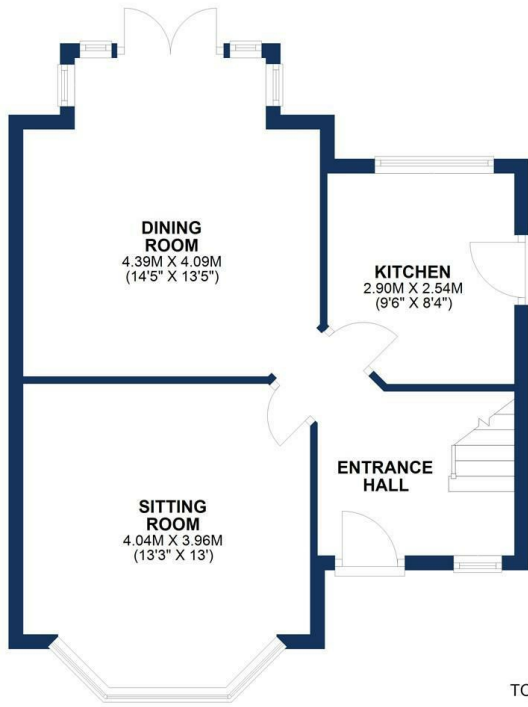
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 45.6 SQ. METRES (490.6 SQ. FEET)



FIRST FLOOR

APPROX. 42.4 SQ. METRES (456.4 SQ. FEET)



TOTAL AREA: APPROX. 88.0 SQ. METRES (947.1 SQ. FEET)

Floorplan for illustrative purposes only



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