IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









33 DRAKE ROAD | ALTRINCHAM

£199,950

NO ONWARD CHAIN

A superbly presented semi-detached house in a popular residential location. The accommodation briefly comprises covered porch with external storage, sitting/dining room with feature fireplace, fitted kitchen, double bedroom with built-in wardrobes and modern shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and private gardens.

POSTCODE: WA14 5LN

DESCRIPTION

Set well back from the carriageway beyond a paved driveway and front lawn, this semi-detached home forms part of an ever popular location developed mainly with houses of similar age and with gardens that have matured to create a delightful setting. The property is well placed for access to Waitrose supermarket and the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Importantly the Metrolink stations of Navigation Road and Timperley provide a commuter service into Manchester city centre and the surrounding areas.

The well proportioned accommodation is newly redecorated and superbly presented throughout with the benefit of gas fired central heating and PVCu double glazing.

Approached beyond a covered porch with external storage to one side, a PVCu opaque double glazed front door leads into a reception area with spiral staircase to the first floor. There is a full width sitting room with the focal point of an attractive fireplace and the adjacent kitchen is fitted with contemporary high gloss white units and includes the cooker, fridge and automatic washing machine.

At first floor level there is an excellent double bedroom with built-in wardrobes and the shower room is fitted with a modern white/chrome suite.

Externally, the aforementioned driveway provides off road parking and the private rear gardens are designed for ease of maintenance with a fence perimeter. In addition, there is a timber framed summer house with decorative tile flooring.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH
PVCu opaque double glazed/panelled front door. External storage. Tiled floor.

RECEPTION AREA
Spiral staircase with wide tread and wrought iron balustrade. Wood effect flooring. Opening to:

SITTING/DINING ROOM
15'9" x 14'5" (including the reception area) (4.80m x 4.39m (including the reception area))
Fireplace surround with revealed brick insert and tiled hearth. PVCu double glazed window to the side. Radiator.

KITCHEN
Fitted with high gloss white wall and base units beneath stone effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. The cooker, fridge and automatic washing machine are also included. Wall mounted gas central heating boiler. Mosaic tile effect flooring. PVCu double glazed window to the front.

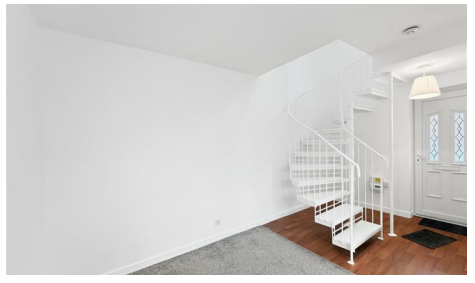
FIRST FLOOR

LANDING
PVCu double glazed window to the front.











BEDROOM
Built-in wardrobe containing hanging rail and shelving. Built-in linen closet with shelving. PVCu double glazed window to the side. Radiator.

SHOWER ROOM/WC
White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Tiled floor. Radiator.

OUTSIDE
Off road parking and private gardens.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £35.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX
Band A.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



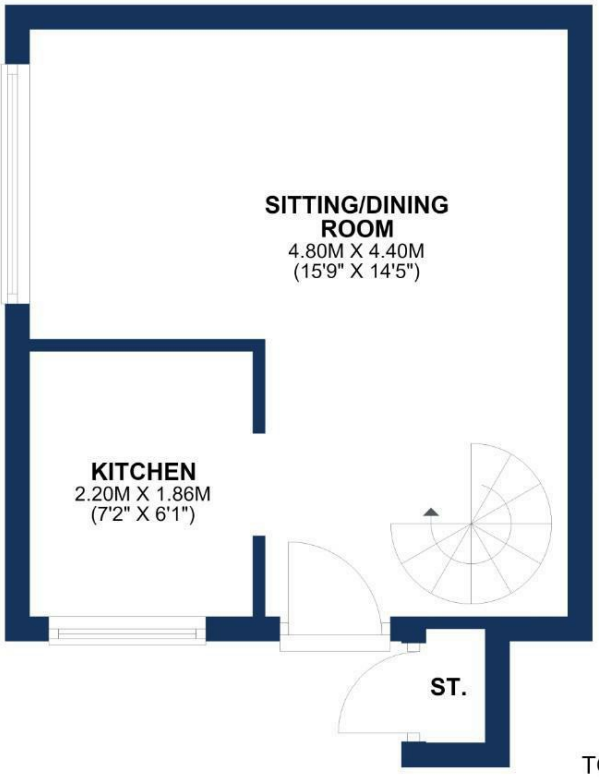






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GROUND FLOOR
APPROX. 21.6 SQ. METRES (232.9 SQ. FEET)



FIRST FLOOR
APPROX. 21.1 SQ. METRES (227.5 SQ. FEET)



TOTAL AREA: APPROX. 42.8 SQ. METRES (460.4 SQ. FEET)

Floorplan for illustrative purposes only

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