



**41 DOWNHAM CHASE | ALTRINCHAM**

**£899,999**

A superb detached family home offering substantial accommodation arranged over 2 floors and within walking distance of Timperley village centre. The accommodation briefly comprises welcoming entrance hall, front sitting room, rear kitchen with central island and opening onto the separate dining room which in turn has double doors leading onto a full depth living room. Separate utility room and WC. To the first floor the master bedroom benefits from fitted wardrobes and en-suite shower room/WC, there is a second guest bedroom with en-suite, three further bedrooms serviced by the family bathroom/WC. Off road parking to the front with lawned gardens to the front side and rear. Outside the property there is the opportunity for a teenage/elderly annex. Viewing is highly recommended to appreciate the versatile accommodation on offer.

POSTCODE: WA15 7TJ

## DESCRIPTION

This detached family home occupies an excellent position within this ever popular development. The property benefits from being within walking distance of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

The versatile accommodation is superbly proportioned throughout and offers any prospective purchaser the opportunity to have a separate teenage/elderly annex to the right hand side of the property set up to have an open plan living dining kitchen with stairs leading to a double bedroom with fitted wardrobes and en-suite shower room/WC. This is currently incorporated into the existing accommodation by way of access off the dining room on the ground floor and from the landing at first floor level.

To the ground floor the property is approached via the welcoming entrance hall which provides access to the under stairs storage area and the cloakroom/WC. Positioned to the front of the property is a separate sitting room whilst to the rear is an impressive kitchen complete with central island and breakfast bar and leading onto the separate dining room. Both spaces have doors leading onto the rear gardens. Double doors from the dining room lead onto the full depth living room with sliding doors to the side and rear gardens. It is this full depth living room that could be used as a open plan living/dining kitchen for any annex. Stairs from the living room lead to the first and also from the landing lead to the principle bedroom with fitted wardrobes and en-suite shower room/WC. Stairs from the hallway lead to the the first floor which offers a guest suite comprising double bedroom with en-suite shower room/WC and three further well proportioned bedrooms serviced by the family bathroom/WC.

Externally towards the front of the property the drive provides off road parking and access to the garage/store. There is gated access to the side and rear. There are lawned gardens to the side whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond and with two further decked seating areas also. The rear gardens benefit from a high degree of privacy .

The location is ideal as previously mentioned and viewing is highly recommended to appreciate the versatility and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

18'7" x 6'6" (5.66m x 1.98m)

Composite front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor.

#### CLOAKROOM

7'7" x 3'4" (2.31m x 1.02m)

With WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Natural wood flooring. Tiled splashback.

#### SITTING ROOM

14'8" x 11'1" (4.47m x 3.38m)

PVCu double glazed window to the front. Fireplace. Television aerial point. Ceiling cornice. Radiator.

#### KITCHEN

17'8" x 14'4" (5.38m x 4.37m)

Fitted with a comprehensive range of quality wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit. Central island with further storage and breakfast bar. Space for Range oven and fridge freezer. Integrated Neff combination oven, coffee machine. Stainless steel extractor hood. Integrated dishwasher. Radiator. Recessed low voltage lighting. Tiled floor. PVCu double glazed window to the rear and PVCu double glazed door provides access to the rear garden. Two Velux windows. Opening to:

#### DINING ROOM

11'6" x 11'1" (3.51m x 3.38m)

Ample space for dining suite. PVCu double glazed double doors to the rear garden. Natural wood flooring. Velux window to the rear. Radiator. Ceiling cornice. Double doors to:

#### LIVING ROOM

33'4" x 12'9" (10.16m x 3.89m)

Running the full depth of the property currently used as a living room but could be utilised as a living/dining kitchen for an annex to the side of the property. Two PVCu double glazed window to the front. PVCu double glazed doors to the side and rear. Two Velux windows to the rear. Television aerial point. Tiled floor. Underfloor heating. Staircase to bedroom 1.



## UTILITY

9'10" x 7'4" (3.00m x 2.24m)

Plumbing for washing machine. Space for dryer. Tiled floor. Recessed low voltage lighting. Gas central heating boiler and hot water system.

## FIRST FLOOR

### LANDING

Access to all bedrooms and family bathroom.

### BEDROOM 1

18'0" x 13'11" (5.49m x 4.24m)

With fitted wardrobes. PVCu double glazed window to the front. Radiator. Television aerial point.

### EN-SUITE

12'7" x 6'7" (3.84m x 2.01m)

With suite comprising tiled shower cubicle, wash hand basin and WC. Wash hand basin and adjacent work surface and storage beneath. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Chrome heated towel rail. Extractor fan.

### BEDROOM 2

16'7" x 10'4" (5.05m x 3.15m)

Two PVCu double glazed window to the front. Radiator. Television aerial point.

### EN-SUITE

7'4" x 3'9" (2.24m x 1.14m)

With tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan.

### BEDROOM 3

12'9" x 10'5" (3.89m x 3.18m)

PVCu double glazed window to the rear. Radiator. Wardrobe.

### BEDROOM 4

10'6" x 7'7" (3.20m x 2.31m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 5

8'9" x 7'6" (2.67m x 2.29m)

PVCu double glazed window to the front. Radiator. Wardrobe.

## BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

Fitted with a white suite with chrome fittings comprising panelled bath with shower over, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

### GARAGE/STORE

7'8" x 14'4" (2.34m x 4.37m)

Up and over door to the front. Light and power.

To the front of the property the drive provides off road parking and benefits from an adjacent lawned garden. There is gated access to the side where there is a EV charger point. There are also lawned gardens to the side and rear accessed via the kitchen and dining room and living room and patio seating area with two further decked seating areas beyond with lawns between. The rear gardens benefit from a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

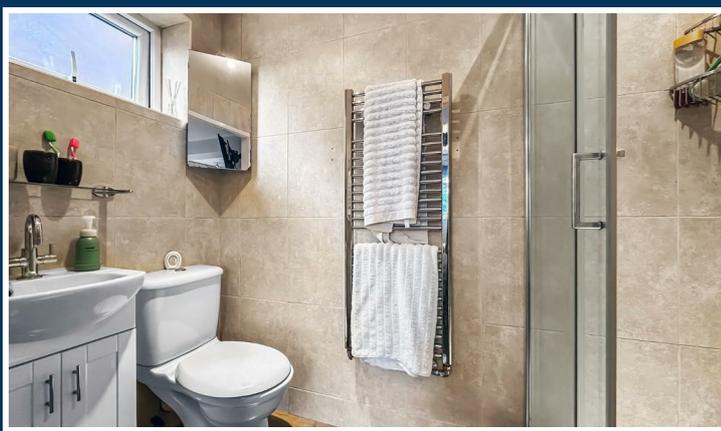
Trafford Band "F"

## TENURE

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

## NOTE

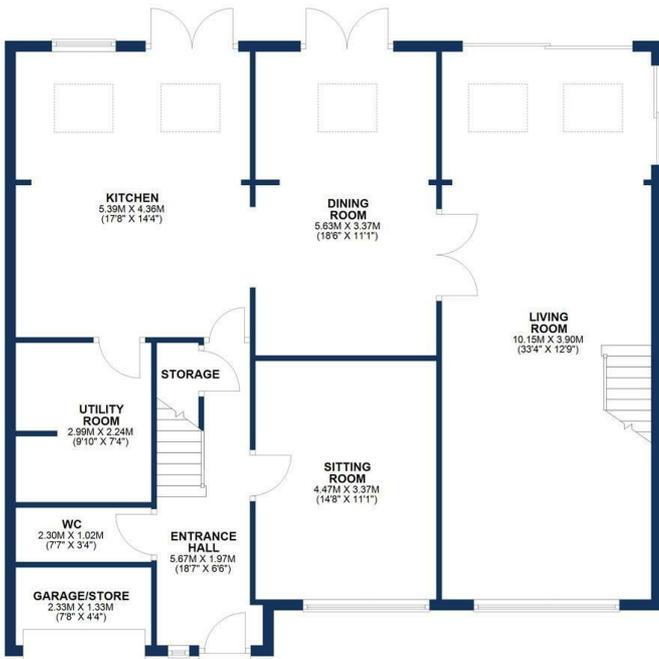
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

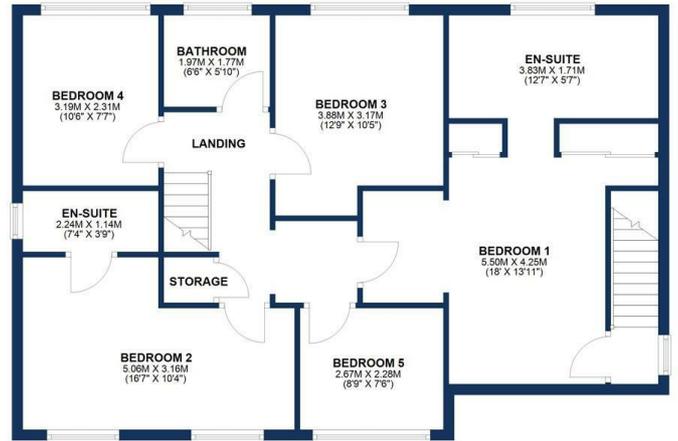
**GROUND FLOOR**

APPROX. 125.3 SQ. METRES (1348.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 88.5 SQ. METRES (952.8 SQ. FEET)



**TOTAL AREA: APPROX. 213.8 SQ. METRES (2301.3 SQ. FEET)**

Floorplan for illustrative purposes only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM