IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

26 ST. ANDREWS AVENUE | TIMPERLEY

OFFERS OVER £325,000

A superb period terraced home in an ideal location within easy reach of local shops and Navigation Road Metrolink Station and lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises front sitting room with a focal point of a living flame gas fire with marble effect insert and hearth, full width dining kitchen to the rear leading on to the rear entrance vestibule with bathroom/WC beyond and access to the rear garden. Two excellent double bedrooms to the first floor, both with attractive stripped floorboards. PVCu double glazing and gas central heating throughout. The gardens incorporate a patio seating area with shale garden beyond for easy maintenance all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6SG

DESCRIPTION

A mid-terraced period property in an ideal location within easy reach of Navigation Road Metrolink Station and with Altrincham town Centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being in the catchment area for the highly regarded primary and secondary schools and specifically being in close proximity to Wellington School.

The accommodation is beautifully presented and features a sitting room to the front with a focal point of a living flame gas fire with marble effect insert and hearth. Beyond the sitting room, there is a spacious dining kitchen with a comprehensive range of units with access on to a rear entrance vestibule with bathroom/WC beyond. The rear entrance vestibule provides access to the south facing rear gardens. To the first floor there are two excellent double bedrooms with stripped floorboards.

Externally to the front of the property is a gated courtyard garden whilst to the rear, the gardens have been paved for easy maintenance, they are of a good size and benefit from a sunny aspect to enjoy the sun all day. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM
12'9" x 12'8" (3.89m x 3.86m)

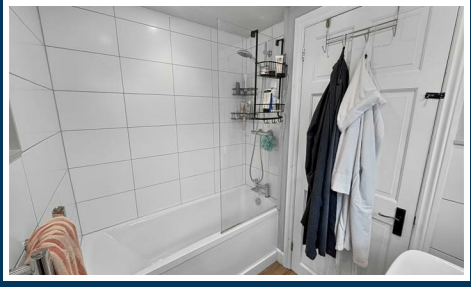
With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Ceiling cornice. Dado rail. Radiator. Television aerial point. PVCu double glazed front door. Laminate flooring.

INNER HALLWAY
Stairs to first floor.

DINING KITCHEN
12'8" x 10'10" (3.86m x 3.30m)

Fitted with a comprehensive range of attractive wall and base units with light wood effect heat resistant work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill. Integrated fridge freezer. Four ring gas hob with stainless steel extractor hood. Plumbing for washing machine. Tiled splashbacks. Laminate flooring. Ample space for dining suite. Radiator. PVCu double glazed windows to the rear. Access to under stairs storage cupboard.

REAR ENTRANCE HALL
PVCu double glazed door to the rear garden. Laminate flooring. Fitted sorage cupboard.



BATHROOM
6'9" x 5'1" (2.06m x 1.55m)
Fitted with a modern white suite and chrome fittings comprising panelled bath with mains shower over. Pedestal wash hand basin and WC. Half tiled walls. Opaque PVCu double glazed window to the side. Low voltage lighting. Extractor fan. Chrome heated towel rail. Laminate flooring.

FIRST FLOOR

LANDING

BEDROOM 1
12'10" x 12'9" (3.91m x 3.89m)
PVCu double glazed window to the front. Stripped floorboards. Fitted storage cupboards. Picture rail. Cornice. Loft access hatch with pull down ladder to loft space.

BEDROOM 2
PVCu double glazed window to the rear. Stripped floorboards. Dado rail. Ceiling cornice. Fitted wardrobes. Cupboard housing combination gas central heating boiler.

OUTSIDE
To the front of the property there is a gated courtyard garden. To the rear the gardens are paved for easy maintenance and are a generous size and benefit from a southerly aspect to enjoy the sun all day. External water feed. Fence borders.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

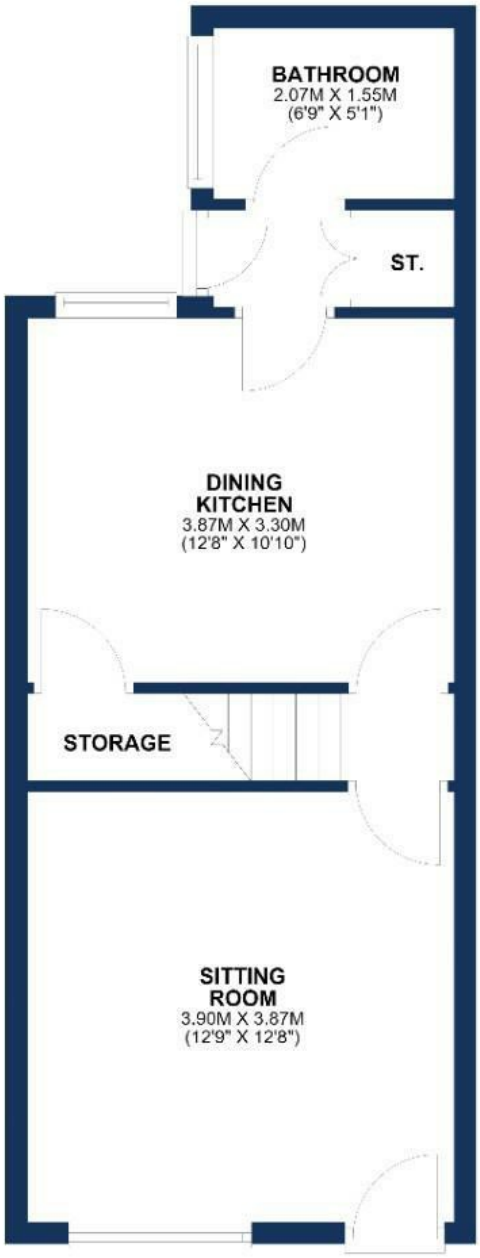
COUNCIL TAX
Trafford Borough Council Band B

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. 37.4 SQ. METRES (402.4 SQ. FEET)



FIRST FLOOR
APPROX. 31.7 SQ. METRES (340.7 SQ. FEET)

TOTAL AREA: APPROX. 69.0 SQ. METRES (743.1 SQ. FEET)

Floorplan for illustrative purposes only

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