IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

7 LANSDOWNE ROAD | ALTRINCHAM

£450,000

An extended traditional bay fronted semi detached family house occupying a superb corner plot. Positioned in a highly popular residential location within close proximity to John Leigh park and approximately half a mile from the award winning town centre. The superbly proportioned and well presented accommodation briefly comprises entrance hall, cloakroom/WC, sitting room with feature fireplace, dining room with sliding windows to the westerly facing paved rear terrace, fitted breakfast kitchen with a full range of integrated appliances, two double bedrooms with fitted wardrobes, single bedroom with fitted furniture, modern shower room and WC. Gas fired central heating and PVCu double glazing. Detached garage and driveway providing off road parking. Mature gardens laid mainly to lawn.

POSTCODE: WA14 4HJ

DESCRIPTION

Lansdowne Road forms part of a popular residential location positioned approximately half a mile distance from 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. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The local area is highly sought after being within the catchment of highly regarded primary and secondary schools and, in addition, three hundred and fifty yards to the south west is John Leigh Park with tennis courts and recreation areas for all age groups.

This traditional bay fronted semi detached family house occupies a sought after corner plot and has been extended over the years to create superbly proportioned accommodation with the benefit of gas fired central heating and PVCu double glazing.

The well presented interior is approached beyond a woodgrain effect composite front door and the entrance hall has the added advantage of a cloakroom/WC to one side. Positioned at the front there is an excellent sitting room with feature fireplace, whilst toward the rear a spacious dining room opens onto the paved rear terrace which is ideal for entertaining during the summer months. The adjacent breakfast kitchen is fitted with matching units and a full range of integrated appliances and also provides access to the surrounding gardens.

At first floor level there are two double bedrooms both with fitted wardrobes and a single bedroom with fitted furniture. The shower room and separate WC are fitted with white/chrome sanitary-ware complemented by Amtico luxury vinyl flooring.

Externally off road parking is available within the driveway and detached garage and the landscaped gardens are laid to lawn alongside a variety of mature shrubs and trees all of which combines to create an attractive setting. Importantly the aforementioned paved rear terrace has a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL
18'7" x 5'11" (5.66m x 1.80m)

Opaque double glazed/panelled woodgrain effect composite front door. Turned spindle balustrade staircase to the first floor. Opaque PVCu double glazed window to the side. Radiator.

CLOAKROOM/WC
White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Recessed LED lighting. Extractor fan.

SITTING ROOM
17'1" x 11'3" (5.21m x 3.43m)

Recessed fireplace beneath a brick arch with marble hearth. PVCu double glazed bay window to the front. Two wall light points. Radiator.

DINING ROOM
16'4" x 9'7" (4.98m x 2.92m)

Double glazed sliding windows to the paved rear terrace. Radiator.

BREAKFAST KITCHEN
17'3" x 7'8" (5.26m x 2.34m)

Fitted with light wood wall and base units beneath marble effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Matching breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring ceramic hob with cooker hood above, fridge/freezer, dishwasher, automatic washing machine and tumble dryer. Under-stair storage cupboard with opaque PVCu double glazed window to the side. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the rear. Tiled floor.

FIRST FLOOR: LANDING
Access to the partially boarded loft space via a retractable ladder. Turned spindle balustrade. Opaque PVCu double glazed window to the side.

BEDROOM ONE
15' x 11' (4.57m x 3.35m)
Fitted chest of drawers flanked by wardrobes containing hanging rails and shelving with cupboards above. PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO
11'1" x 9'11" (3.38m x 3.02m)
Recess for a double bed flanked by wardrobes containing hanging rails and shelving with matching bedside table and cupboards above. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE
7'6" x 6'4" (2.29m x 1.93m)
Fitted wardrobe containing hanging rail and shelving, matching desk with bookshelves above and additional fitted bookshelves with cupboards above.

SHOWER ROOM
8'4" x 4'9" (2.54m x 1.45m)
Wide tiled enclosure with thermostatic shower. White/chrome pedestal wash basin with mixer tap. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Partially tiled walls. Amtico luxury vinyl flooring. Recessed low-voltage lighting. Shaver point. Heated towel rail.

WC
White/chrome low-level WC. Opaque PVCu double glazed window to the rear. Partially tiled walls. Amtico luxury vinyl flooring. Recess low-voltage lighting.

OUTSIDE

DETACHED GARAGE
16' x 7'7" (4.88m x 2.31m)
Up and over door. Light and power supplies. Timber framed window to the side.

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 D.

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

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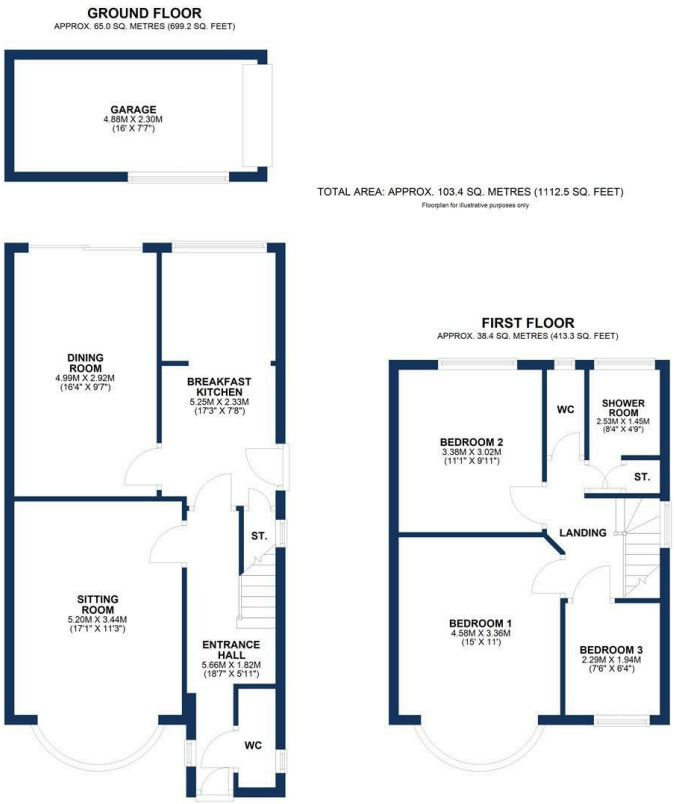

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