IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

1 PLANTIN ROAD | ALTRINCHAM

OFFERS OVER £750,000

A beautifully presented detached family home positioned within the highly sought after Egerton Park development with planning permission for rear & side extensions. The superbly proportioned accommodation briefly comprises spacious bay fronted sitting room with focal point of a log burner and with double doors leading onto the separate dining room which in turn overlooks the rear gardens and provides access to the contemporary fitted kitchen with a range of quality integrated appliances and double doors leading onto the rear garden plus adjacent utility room, separate study to the front and cloakroom/WC. The principal bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom/WC. The property benefits from ample off road parking within the driveway plus detached double garage whilst the gardens to the rear are laid mainly to lawn and benefit from a westerly aspect to enjoy the afternoon and evening sun and with views towards school playing fields. Viewing is highly recommended.

POSTCODE: WA14 4YU

DESCRIPTION

'The Willington' by Morris Homes is the largest property design built within the award winning Egerton Park Development and of only three examples constructed, this is the first to be offered 'for sale' since their completion.

Accessed via a private driveway serving just three homes, No1 Plantin Road occupies a unique corner position with an outlook over woodland at the front & North Cestrian playing fields from the side & rear elevations.

Presented to market in immaculate condition, the accommodation briefly includes; entrance hall, cloaks / WC, office, lounge with log burning stove, dining room, kitchen / breakfast room with quartz work surfaces & integrated appliances, utility room, first floor landing, four bedrooms (all with fitted wardrobes), en-suite & family bathroom.

The private rear garden is laid for low maintenance and benefits a favourable westerly aspect, large patio area, lawn & borders. Detached double garage with twin electric doors, resin floor & electric vehicle charging point. Resin driveway with parking for two cars.

In addition, the property benefits from a dual zone hive central heating system with mains pressure fed hot water system.

Planning consent obtained for extension to the rear & side elevations. Trafford Borough Council application number: 118030/HHA/25

Originally completed March 2017 (Balance of NHBC Guarantee remaining).

This property sale represents a unique opportunity to acquire a substantial modern detached family home with double garage tucked away in a quiet residential location yet only 5 minutes walk from John Leigh Park & 15 minutes from central Altrincham.

Early Viewing Essential.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL
14'4" x 6'0" (4.37m x 1.83m)
Composite front door. Tiled floor. Radiator. Spindle balustrade staircase to first floor. Recessed low voltage lighting. Under stairs storage cupboard.

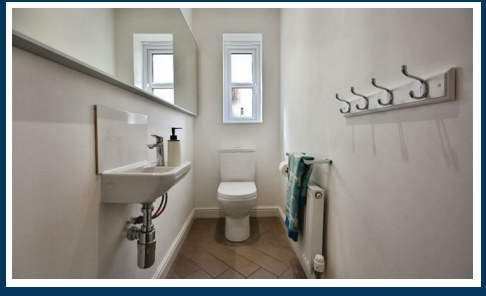
SITTING ROOM
24'2" x 13'0" (7.37m x 3.96m)
A superb reception room with bay window to the front and a focal point of a log burner set upon a polished granite hearth. Two radiators. Television aerial point. Telephone point. Double doors to:

DINING ROOM
9'10" x 9'7" (3.00m x 2.92m)
With PVCu double glazed window overlooking the rear garden. Tiled floor. Radiator. Door to:

KITCHEN
16'7" x 9'7" (5.05m x 2.92m)
Accessed via the hallway and dining room and fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl sink unit. Integrated Neff double oven plus four ring gas hob and stainless steel extractor hood. Integrated Bosch dishwasher and fridge. PVCu double glazed window to the rear. PVCu double glazed double doors provide access to the rear garden. Tiled floor. Ample space for dining suite. Recessed low voltage lighting. Radiator.

UTILITY
6'8" x 2'11" (2.03m x 0.89m)
Continuation of the wall and base units with work surface from the kitchen and with integrated sink unit, integrated freezer, plumbing for washing machine. Cupboard housing combination gas central heating boiler. Door to the side. Radiator.

STUDY
7'7" x 6'9" (2.31m x 2.06m)
PVCu double glazed window to the front. Radiator. Telephone point.



WC
6'8 x 3'3" (2.03m x 0.99m)
Fitted with a white suite with chrome fittings comprising WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled splashback. Tiled floor. Radiator.

FIRST FLOOR

LANDING
Radiator. Cupboard housing hot water cylinder. Loft access hatch.

BEDROOM 1
15'3" x 14'0" (4.65m x 4.27m)
With PVCu double glazed window to the front. Fitted wardrobes x 2. Radiator. Television aerial point.

EN-SUITE
9'6" x 5'11" (2.90m x 1.80m)
Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled floor. Part tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Radiator.

BEDROOM 2
14'2" x 11'6" (4.32m x 3.51m)
Two PVCu double glazed windows to the front. Fitted wardrobes. Radiator. Television aerial point.

BEDROOM 3
10'4" x 8'5" (3.15m x 2.57m)
With PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point.

BEDOOM 4
10'2" x 9'1" (3.10m x 2.77m)
With PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

BATHROOM
7'9" x 6'4" (2.36m x 1.93m)
Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Radiator. Tiled floor. Part tiled walls. Opaque PVCu double glazed window to the rear. Extractor fan. Recessed low voltage lighting.

OUTSIDE

DOUBLE GARAGE
20'0" x 19'8" (6.10m x 5.99m)
With two remote up and over doors to the front. Light and power. EV charger point. Fitted work bench with storage cabinet. Resin floor.

The resin driveway to the front provides ample off road parking and there is gated access to the rear. The rear gardens incorporate a patio seating area with delightful lawns beyond with mature hedge and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun and with views towards open fields.

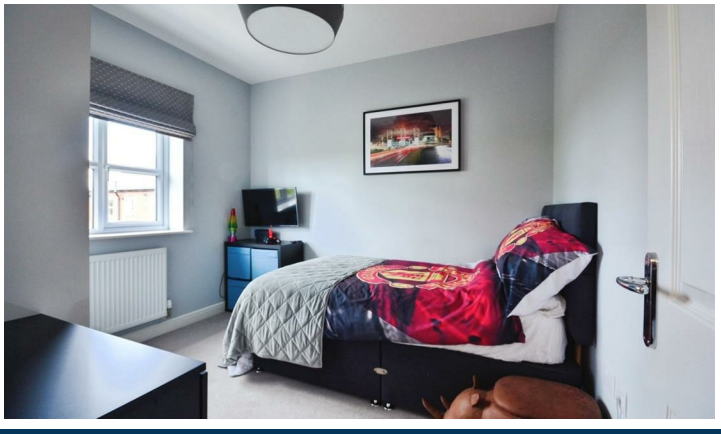
SERVICES
All main services are connected.

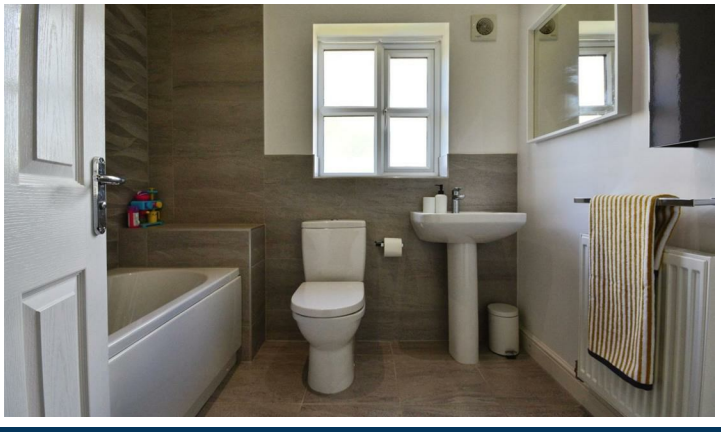
POSSESSION
Vacant possession upon completion.

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.





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TOTAL FLOOR AREA:

172.8 sq m (1859.5 sq ft) approx.

Floorplan for illustrative purposes only

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