



9 CRANBERRY CLOSE | ALTRINCHAM

£300,000

A superbly proportioned terraced house positioned on a quiet cul de sac with rear gardens approximately 50' (15m) in length. The accommodation briefly comprises entrance hall, living room with feature fireplace surround, conservatory, fitted kitchen, two double bedrooms, single bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Communal parking area. Lawned rear gardens and paved terrace. Highly popular residential location close to local shops.

POSTCODE: WA14 5JU

DESCRIPTION

Set well back from the carriageway this superbly proportioned terraced house forms part of an ever popular location developed mainly with houses of similar age and design in grounds that have matured to create an attractive setting.

Approached beyond a composite front door and entrance hall, the accommodation includes a fitted kitchen with integrated appliances at the front, whilst toward the rear there is a spacious living room with the focal point of traditional fireplace surround with marble insert and hearth. The naturally light conservatory opens onto the rear gardens through French windows and is currently used as a dining room.

At first floor level there are two excellent double bedrooms, a single bedroom and shower room/WC. Furthermore, there is provision for storage off the entrance hall and landing.

Gas fired central heating has been installed together with PVCu double glazing.

Externally, the extensive rear gardens are laid mainly to lawn with a raised paved terrace which would be ideal for entertaining during the summer months. In addition, there is a communal parking area within the close.

The location is ideal, being within the catchment area of highly regarded primary and secondary schools, 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. In addition, the Metrolink stations of Navigation Road and Timperley provide a commuter service into Manchester city centre and the surrounding areas.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Woodgrain effect composite front door. Staircase to the first floor. Space for hanging coats and jackets. Under-stair storage cupboard. Recessed low-voltage lighting. Covered radiator.

LIVING ROOM

15'5" x 14'9" (4.70m x 4.50m)

Traditional fireplace surround with marble insert and hearth. Intricate coved cornice. Radiator. Double glazed sliding window to:

CONSERVATORY

11'9" x 9'6" (3.58m x 2.90m)

Brick to the lower section, PVCu framed and double glazed beneath an opaque roof. Laminate wood flooring. Radiator.

KITCHEN

8'11" x 8'9" (2.72m x 2.67m)

Matching wall and base units beneath heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Integrated electric oven/grill, four ring ceramic hob with stainless steel cooker hood above and slimline dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed window to the front. Tiled floor.



FIRST FLOOR: LANDING

Linen closet with shelving. Loft access hatch. Laminate wood flooring.

BEDROOM ONE

14'4" x 8'5" (4.37m x 2.57m)

PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

10'1" x 8'5" (3.07m x 2.57m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

7'4" x 6' (2.24m x 1.83m)

PVCu double glazed window to the rear. Radiator.

SHOWER ROOM/WC

6'2" x 5'11" (1.88m x 1.80m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Rear gardens with mature borders and a fence perimeter.

Communal parking area.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

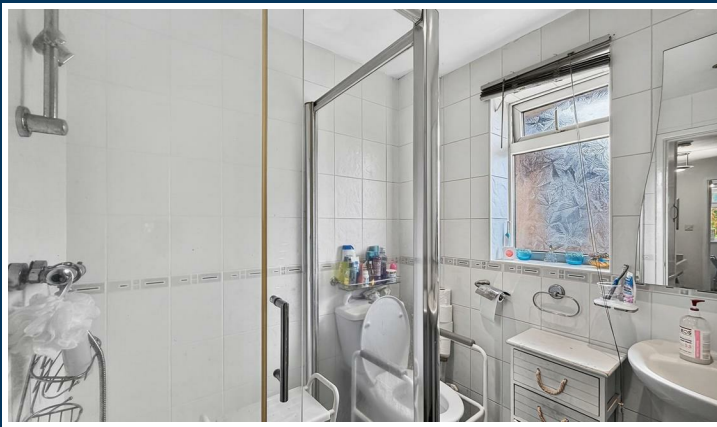
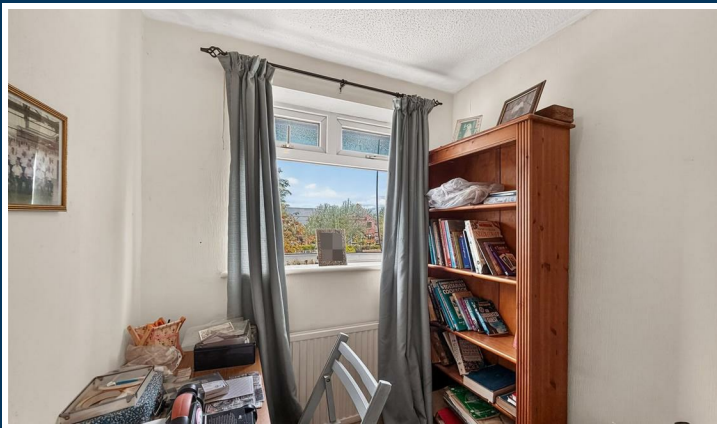
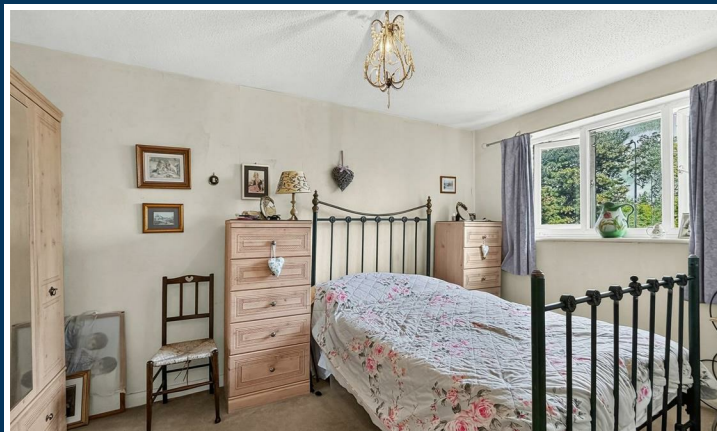
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £35.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band B.

NOTE

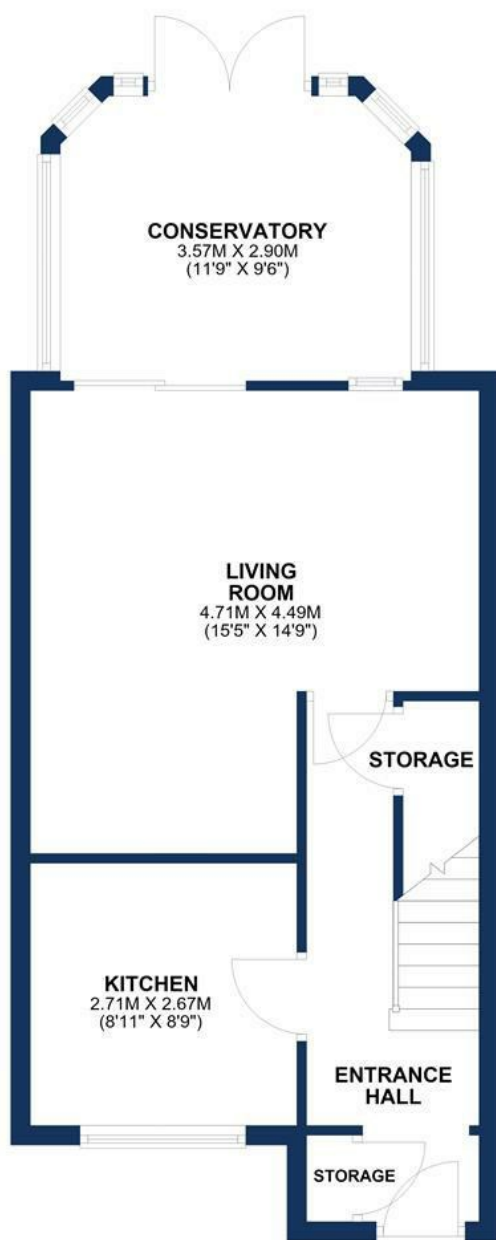
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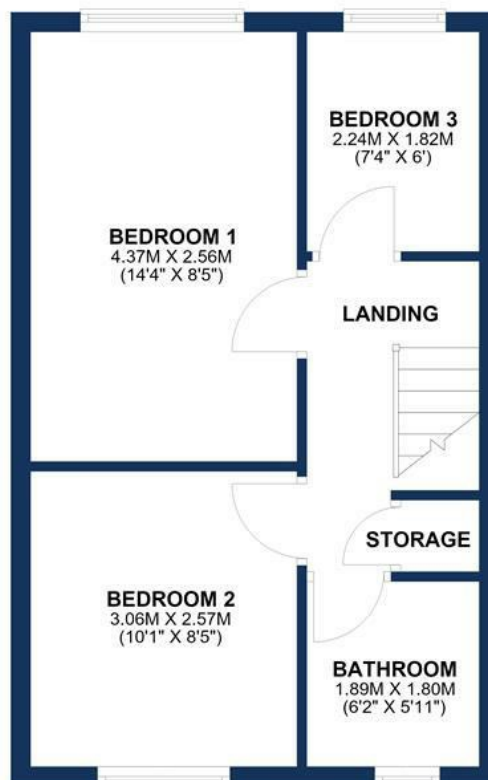
GROUND FLOOR

APPROX. 46.3 SQ. METRES (498.5 SQ. FEET)



FIRST FLOOR

APPROX. 34.2 SQ. METRES (367.7 SQ. FEET)



TOTAL AREA: APPROX. 80.5 SQ. METRES (866.2 SQ. FEET)

Floorplan for illustrative purposes only



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