



**18 BEESTON AVENUE | TIMPERLEY**

**£475,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned and well maintained semi detached family home in a sought after location where viewing is highly recommended to appreciate the potential on offer. The accommodation briefly comprises canopy porch, entrance hallway with understairs storage cupboard, bay fronted dining room whilst to the rear is a separate sitting room with double doors leading onto the delightful rear gardens, fitted kitchen with door to the side. To the first floor there are three bedrooms plus bathroom/WC. To the front of the property the drive provides off road parking and continues to the side via gates and towards the rear is a detached garage. The rear gardens incorporate a patio seating area with delightful lawns beyond.

POSTCODE: WA15 7RU

## DESCRIPTION

Beeston Avenue is in a sought after residential location ideally placed being within the catchment area of highly regarded primary and secondary schools and with Wellington School on the doorstep. Altrincham town centre is within easy reach and the Metrolink station provides a commuter service into Manchester.

The area is well developed with houses of varying ages creating an attractive setting. The accommodation is approached via a welcoming entrance hall which provides access onto the front dining room with a focal point of a marble effect fireplace whilst to the rear is a separate sitting room with double doors leading onto the rear gardens and with stone and tiled fireplace. The ground floor accommodation is completed by the kitchen fitted with a range of wall and base units and with space for all appliances and with door providing access to the side.

To the first floor there are three bedrooms serviced by the family bathroom/WC.

To the front of the property the driveway provides off road parking and has adjacent lawned gardens with well stocked flower beds. Gated access then leads to the side and rear where there is a detached garage with up and over door.

The rear gardens incorporate a large patio seating area with extensive lawns beyond with well stocked flowerbeds.

There is much further potential subject to any relevant permissions being obtained and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

15'7" x 6'3" (4.75m x 1.91m)

Composite front door. Radiator. Stairs to first floor. Picture rail. Telephone point. Under stairs storage cupboard with opaque PVCu double glazed window to the side.

#### DINING ROOM

13'2" x 10'11" (4.01m x 3.33m)

PVCu double glazed bay window to the front. Electric fireplace with marble effect surround and hearth. Radiator. Television aerial point. Telephone point. Picture rail.

#### SITTING ROOM

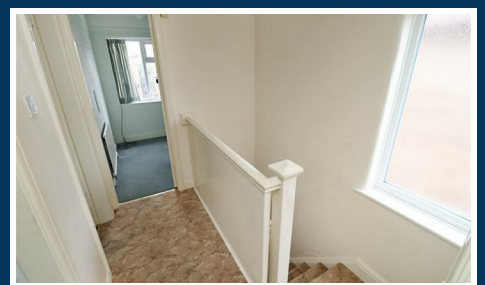
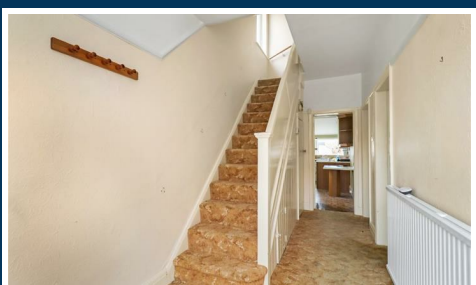
13'1" x 10'11" (3.99m x 3.33m)

With PVCu double glazed double doors leading onto the attractive rear gardens. Picture rail. Electric fireplace with stone and tile surround. Radiator. Television aerial point.

#### KITCHEN

17'9" x 7'0" (5.41m x 2.13m)

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Radiator. Tiled splashback. PVCu double glazed window overlooking the rear garden. Opaque PVCu double glazed window to the side. PVCu double glazed door provides access to the side. Wall mounted Glow worm gas central heating boiler.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Picture rail.

### BEDROOM 1

**14'3" x 10'11" (4.34m x 3.33m)**

PVCu double glazed bay window to the front. Fitted wardrobes plus bedside cabinets and matching dressing table. Picture rail. Radiator. Telephone point.

### BEDROOM 2

**12'5" x 10'11" (3.78m x 3.33m)**

PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Television aerial point. Radiator. Picture rail.

### BEDROOM 3

**7'10" x 6'3" (2.39m x 1.91m)**

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

### BATHROOM

**7'10" x 6'2" (2.39m x 1.88m)**

With a suite comprising walk in shower enclosure, pedestal wash basin and WC. Radiator. Opaque PVCu double glazed window to the side. Airing cupboard. Tiled walls.

### OUTSIDE

#### GARAGE

Up and over door. Window to the side. Power.

To the front of the property the flagged driveway provides off road parking and has an adjacent lawned garden with well stocked flower beds and gated access leading to the detached garage at the rear.

The rear gardens incorporate a patio seating area with extensive lawns beyond with well stocked flower beds.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

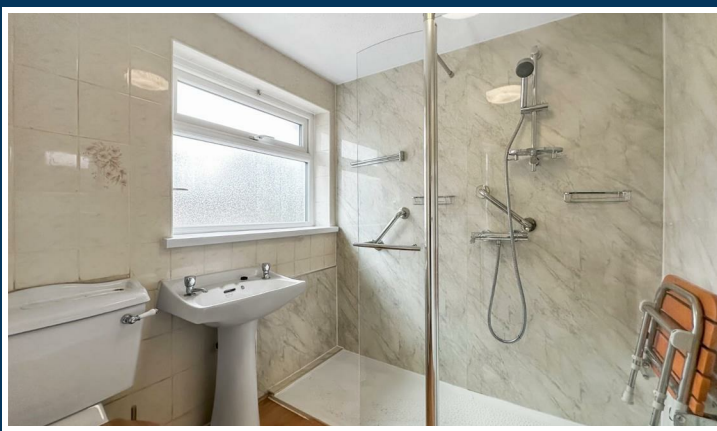
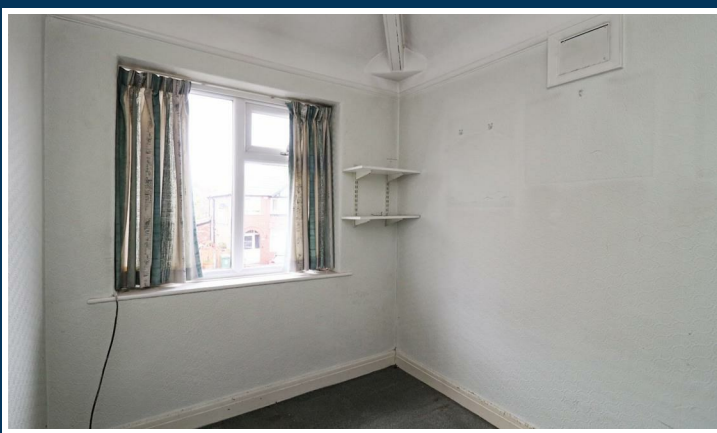
Band "D"

### TENURE:

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

### NOTE:

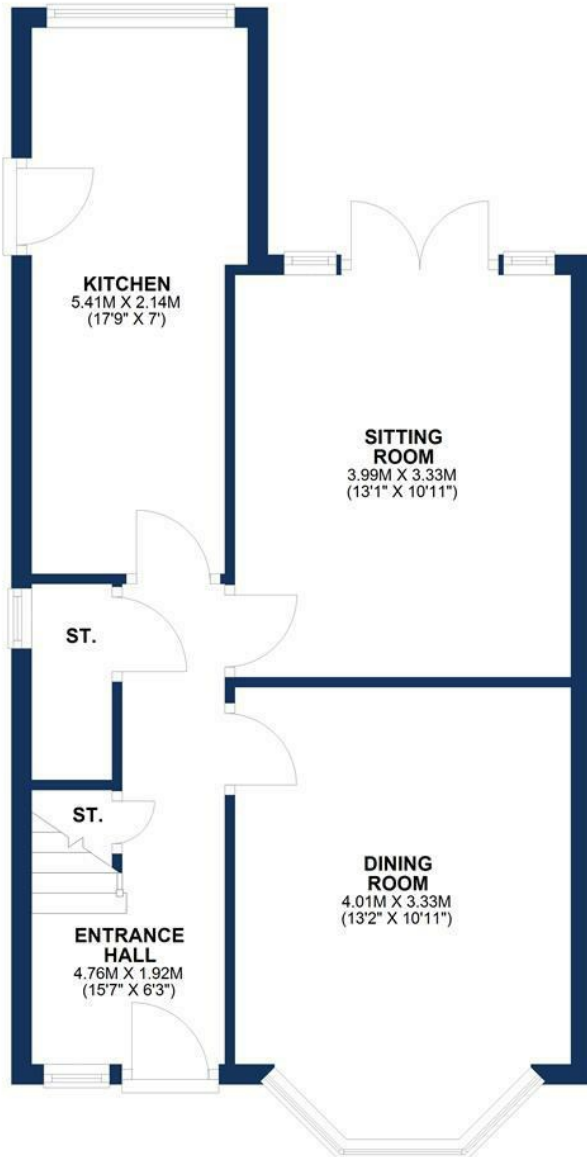
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 47.5 SQ. METRES (511.2 SQ. FEET)



## FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.7 SQ. FEET)



TOTAL AREA: APPROX. 89.7 SQ. METRES (966.0 SQ. FEET)

Floorplan for illustrative purposes only



### HALE BARNES

292 HALE ROAD, HALE BARNES  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@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