



42 BEESTON AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £550,000

\*\*\*NO ONWARD CHAIN\*\*\* An extended four bedroom semi detached family home in a sought after location within close proximity to Altrincham Town Centre with the Metrolink providing a commuter service into Manchester and also close to Wellington School. The ground floor accommodation briefly comprises enclosed porch, welcoming entrance hall, sitting room, dining room opening on to a separate living room with access to the rear gardens, fitted kitchen. To the first floor there are four bedrooms serviced by the family bathroom/WC. Externally there is off road parking to the front whilst to the rear the gardens incorporate a patio seating area with 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 property has been extended over the years to provide superbly proportioned living space with much further potential. The accommodation is approached via an enclosed porch leading on to a welcoming entrance hall which provides access onto the front sitting room with a focal point of a stone effect fireplace. To the rear is a separate dining room opening on to the living room with doors leading onto the rear gardens. 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 four well proportioned bedrooms serviced by the family bathroom/WC.

To the front of the property the driveway provides off road parking and has an adjacent courtyard garden. Gated access then leads to the side and rear where there is a detached garage with double doors to the front.

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

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

7'0" x 3'9" (2.13m x 1.14m)

Leaded and stained effect glass panelled door with matching leaded effect side screen.

#### ENTRANCE HALL

16'0" x 6'5" (4.88m x 1.96m)

Glass panelled hardwood front door. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard. Cornice. Telephone point.

#### SITTING ROOM

13'5" x 11'0" (4.09m x 3.35m)

With a focal point a stone effect fireplace and hearth. Timber framed double glazed bay window to the front. Radiator. Cornice. Television aerial point.

#### DINING ROOM

9'9" x 8'0" (2.97m x 2.44m)

Leaded effect timber framed double glazed bay window to the side. Understairs storage cupboard. Radiator. Telephone point. Opening to;

#### LIVING ROOM

13'2" x 11'0" (4.01m x 3.35m)

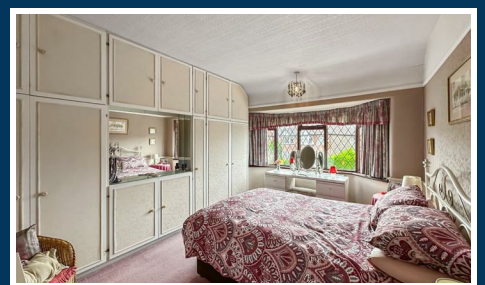
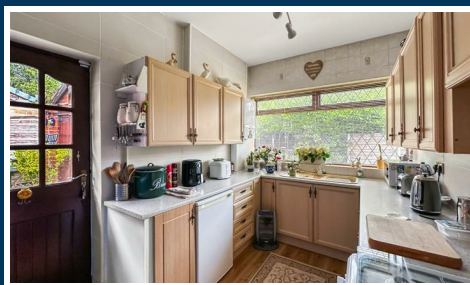
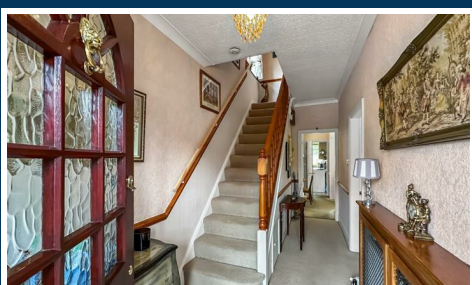
Recessed fireplace. Sliding doors provide access to the rear gardens. Radiator. Cornice. Dado rail.

#### KITCHEN

10'4" x 7'10" (3.15m x 2.39m)

With a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink unit with drainer. Space for oven and fridge. Wall mounted Vaillant combination gas central heating boiler. Leaded effect timber framed double glazed window to the rear. Stable style door to the side. Dado rail. Tiled splashback. Laminate flooring.

### FIRST FLOOR



## LANDING

Opaque timber framed double glazed window to the side. Loft access hatch. Dado rail.

## BEDROOM ONE

14'5" x 11'0" (4.39m x 3.35m)

Leaded effect timber framed double glazed bay window to the front. Fitted wardrobes. Radiator. Dado rail. Picture rail.

## BEDROOM TWO

12'5" x 11'0" (3.78m x 3.35m)

Leaded effect timber framed double glazed window to the front. Fitted wardrobes. Radiator. Dado rail. Picture rail.

## BEDROOM THREE

8'5" x 8'0" (2.57m x 2.44m)

Leaded effect timber framed double glazed window to the side. Radiator. Dado rail.

## BEDROOM FOUR

8'4" x 8'3" (2.54m x 2.51m)

Leaded effect timber framed double glazed window to the rear. Radiator. Dado rail.

## BATHROOM

7'7" x 5'5" (2.31m x 1.65m)

With a suite comprising bath with electric shower over, pedestal wash basin and WC. Radiator. Opaque leaded effect timber framed double glazed window to the side. Tiled walls and floor. Extractor fan.

## OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent courtyard garden. Gated access then leads to the side and rear where there is a detached garage with double doors to the front.

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

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

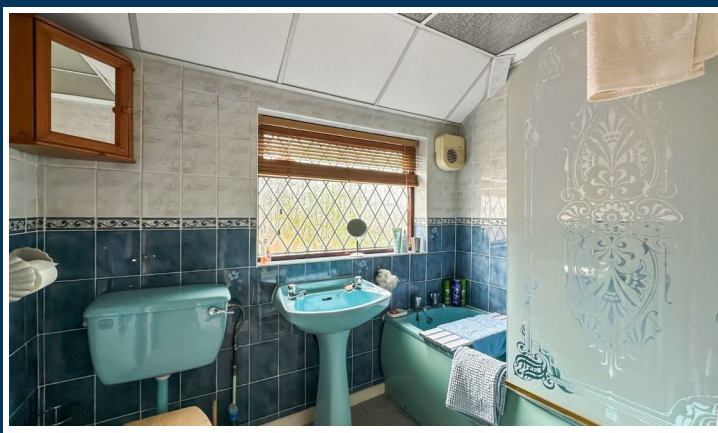
Trafford Borough Council Band E

## 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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## GROUND FLOOR

APPROX. 55.0 SQ. METRES (591.9 SQ. FEET)



## FIRST FLOOR

APPROX. 50.2 SQ. METRES (540.2 SQ. FEET)



TOTAL AREA: APPROX. 105.2 SQ. METRES (1132.2 SQ. FEET)

Floorplan for illustrative purposes only



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