



***A well presented and well kept traditional semi detached family home located on a quiet cul-de-sac with NO CHAIN!!! *** Benefitting from three reception rooms, a new kitchen, three bedrooms, a modern three piece bathroom plus a large driveway to the front, detached garage and spacious sunny rear garden!! Ideally located within walking distance to Navigation Metrolink Station, Wellington School and Altrincham town centre plus excellent commuter links and transport links. The property is gas central heated and double glazed throughout. An ideal home for first time buyers or a young family! If you are interested in viewing the property, contact the office today to secure your viewing slot!!!



Entrance Porch

Upvc external door, tiled floor and wooden internal door with transom window and glass panels to each side.

Hallway

Laminate flooring, ceiling light point, wall mounted radiator and carpeted stairs to the first floor.

Lounge 14' 4" x 11' 4" (4.375m x 3.461m)

Laminate flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator, plug points, television point and multi fuel stove with wooden mantel and Indian Stone hearth.

Kitchen 11' 3" x 8' 2" (3.436m x 2.496m)

A fully fitted new gloss kitchen with 'J' handle wall and base units and contrasting roll top work surface with matching up-stands. Vinyl tiled flooring, ceiling spot light, wall mounted radiator, double glazed window to the rear, upvc door to the side and upgraded double plug sockets - two of them with USB ports. Integrated microwave, dishwasher and washing machine. Zanussi induction hob, Zanussi grill and separate oven with over head extractor. Black Blanco sink with drainer and mixer tap. Understairs storage cupboard.

Dining Room 9' 11" x 8' 11" (3.018m x 2.721m)

Laminate flooring, ceiling light point, wall mounted radiator and plug points. Archway access into the conservatory.

Conservatory 13' 9" x 9' 7" (4.181m x 2.914m)

Laminate flooring, ceiling light point, plug points, wall mounted radiator, television point and brick built walls with double glazed windows and double glazed patio doors onto the rear garden. Fully converted into a usable second lounge area.

First Floor Landing

Carpeted stairs and landing, large double glazed window to the side and loft hatch access.

Master bedroom 14' 1" x 10' 6" (4.297m x 3.206m)

Carpeted flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator and plug points. Shaker style fitted wardrobes complete with dressing table.

Bedroom 2 11' 0" x 10' 7" (3.344m x 3.217m)

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

Bedroom 3 6' 9" x 6' 5" (2.045m x 1.958m)

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

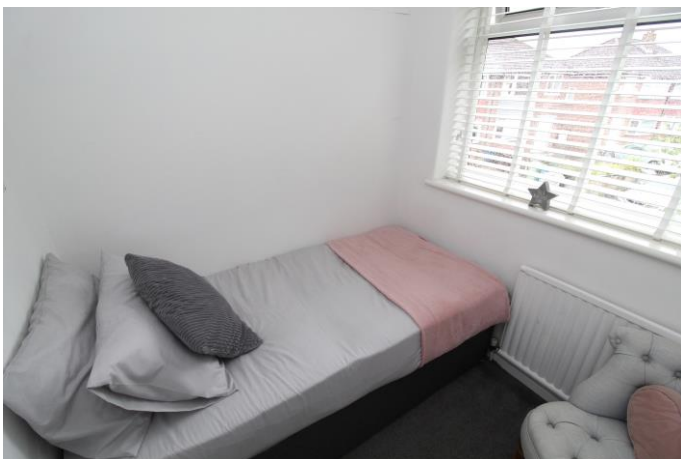
Bathroom 8' 6" x 6' 8" (2.585m x 2.024m)

A modern, fully fitted three piece bathroom comprising of a pedestal W.C, vanity handwash basin and large shower with chrome hardware. Vinyl tiled flooring, ceiling light point, two double glazed windows, black wall mounted towel radiator and storage cupboard.

Externally

To the front of the property there is a partial low lying brick wall, shrubs and trees and a large block paved driveway continuing to the rear of the garden via double wooden gates. Access to the front of the garage. To the rear there is a sizeable, well kept garden with a large lawn surrounded by flower beds and a block paved patio area.

Tenure Leasehold - 999 years from 1960 ground rent £9 per year.

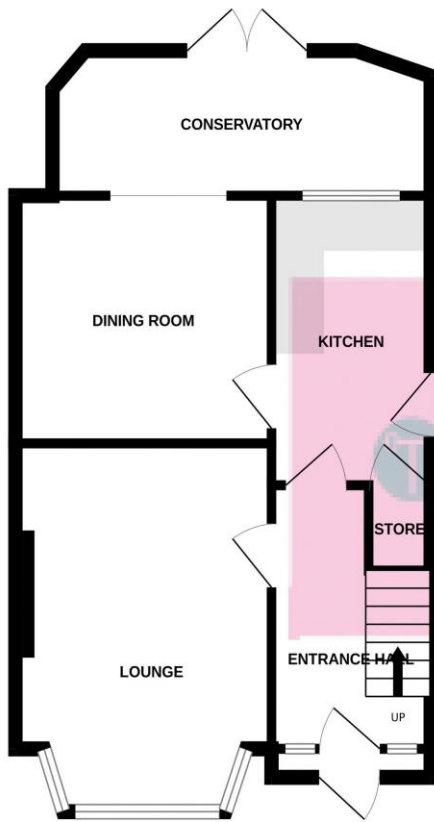




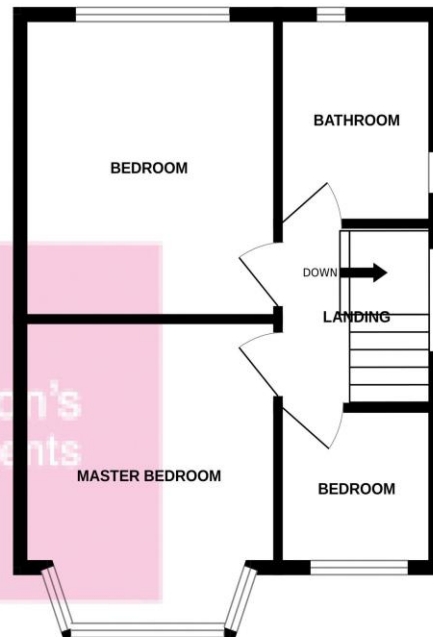
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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