



2 BEXHILL AVENUE | TIMPERLEY

£400,000

An immaculate 3 bedroom semi detached family home occupying an enviable cul de sac position within this highly sought after residential location within walking distance of Altrincham town centre and Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room to the front and dining room with bay window to the rear, fitted breakfast kitchen with access to the side, 3 bedrooms and bathroom with separate WC. Off road parking within the driveway to the front with adjacent lawned gardens providing access to the attached garage. To the rear is a patio seating area with lawned gardens beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7RT

DESCRIPTION

Bexhill Avenue is in a superb location highly sought after and being well placed for shopping within the market town of Altrincham and the Metrolink station providing a commuter service into Manchester. The property is also well placed for the surrounding network of motorways and in the catchment area of highly regarded primary and secondary schools and with Wellington School within walking distance.

The area is well developed with houses of varying ages creating an attractive setting. The accommodation is well maintained and proportioned throughout and an enclosed porch leads onto the welcoming entrance hall. Towards the front the sitting room has a bay window whilst the dining room to the rear also has a bay window overlooking the southerly facing gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units and with access to the side. To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes. The accommodation is then completed by the bathroom with separate WC.

Externally the flagged driveway to the front provides off road parking and has an adjacent lawned garden with well stocked flowerbeds and leads onto the attached garage.

To the rear the attractive gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and all benefitting from a southerly aspect to enjoy the sun all day.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

ENTRANCE HALL

Glass panelled front door with matching side screen and toplight. Radiator. Spindle balustrade staircase to first floor. Dado rail. Ceiling cornice. Radiator. Telephone point.

SITTING ROOM

13'10" x 9'5" (3.99.29m x 2.87m)

With a focal point of a tiled fireplace. PVCu double glazed bay window to the front. Radiator. Ceiling cornice. Dado rail. Television aerial point.

DINING ROOM

13'8" x 10'9" (4.17m x 3.28m)

With PVCu double glazed window to the rear. Radiator.

KITCHEN

14'4" x 7'0" (4.37m x 2.13m)

With a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer plus breakfast bar. Integrated oven/grill plus 4 ring gas hob. Space for fridge and washing machine. PVCu double glazed windows to the side and rear. Understairs storage cupboard. Tiled splashback. Door providing access to the side.

FIRST FLOOR

LANDING

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



BEDROOM 1

13'10" x 10'9" (4.22m x 3.28m)

PVCu double glazed bay window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 2

13'8" x 10'9" (4.17m x 3.28m)

PVCu double glazed bay window to the rear. Fitted wardrobes, dressing table and overhead cupboards. Radiator.

BEDROOM 3

7'2" x 7'0" (2.18m x 2.13m)

PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM

7'0" x 5'1" (2.13m x 1.55m)

With panelled bath and wash hand basin. Airing cupboard. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Half tiled walls.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds and leads onto the garage.

To the rear the attractive gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

GARAGE

With double doors to the front. Door to the rear. Wall mounted Vailant combination gas central heating boiler. Light, power and water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

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

COUNCIL TAX

Band "D"

NOTE

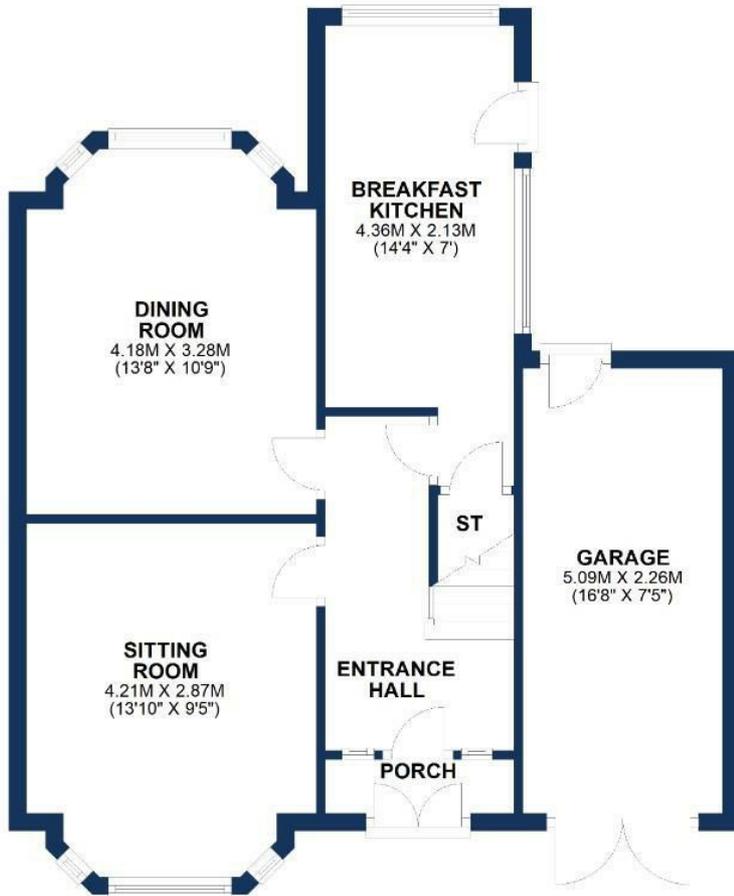
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 57.6 SQ. METRES (620.2 SQ. FEET)



FIRST FLOOR

APPROX. 41.1 SQ. METRES (442.8 SQ. FEET)



TOTAL AREA: APPROX. 98.8 SQ. METRES (1063.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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