



THE COACH HOUSE 69A WELLINGTON ROAD | ALTRINCHAM

OFFERS OVER £800,000

A beautifully presented and superbly proportioned detached family home on one of Timperley's most sought after roads and occupying an enviable position within easy reach of Altrincham town centre and with Timperley village centre a little further distant. The accommodation briefly comprises large welcoming entrance vestibule opening onto an inner hallway with storage cupboard. To one side is a superb breakfast kitchen with double doors leading onto a separate dining room, separate sitting room leading to a inner hallway which provides access to a further living room with conservatory off with double doors to the front gardens and the ground floor accommodation is completed by the utility room with access to the rear. To the first floor the master bedroom benefits from an en-suite shower room and there are two further excellent double bedrooms, one with an en-suite WC and there is the family bathroom/WC. Remote double gates provide access to the extensive front driveway which in turn leads onto the double garage and there are extensive lawned gardens with raised decked seating area all of which enjoy a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 7RH

DESCRIPTION

This detached family home occupies an enviable plot and is ideally located on one of Timperley's most sought after roads within easy reach of Altrincham town centre and the Metrolink station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools with Wellington School on the doorstep.

The accommodation is approached via a large entrance vestibule with composite front door and double doors leading onto a patio seating area. An inner hallway provides storage by way of a cloakroom and provides access to a separate dining room to one side with double doors leading onto the kitchen. The kitchen is fitted with an attractive range of units and integrated appliances. There is a large separate sitting room with a focal point of a living flame gas fire with marble effect surround and hearth and from here there is access to a further hallway leading onto a separate living room with large conservatory off with double doors onto the patio at the front. The ground floor accommodation is completed by the utility room/WC which has access onto the rear patio.

To the first floor the master bedroom is superbly proportioned over 22" in length and has the added benefit of an en-suite bathroom/WC. There are two further double bedrooms one of which benefits from fitted wardrobes and an en-suite WC and the accommodation is completed by the family bathroom/WC.

Externally remote double gates provide access onto the extensive tarmac driveway which also provides access to the detached double garage with remote up and over doors and door to the rear. The driveway is flanked by lawned gardens with mature hedge borders providing a high degree of privacy and with a southerly aspect to enjoy the sun all day. There is a raised decked seating area ideal for the summer months.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11' 8" x 9' 5" (3.35m x 2.74m x 1.52m)

With composite front door. PVCu double glazed doors provide access to the south facing patio with lawned gardens and decked seating area beyond. Ceiling cornice. Radiator. Phone entry system for remote gates.

HALLWAY

With glass panelled front door. Ceiling cornice. Telephone point. Access to large cloaks cupboard.

DINING ROOM

16' 4" x 15' 1" (4.88m x 1.22m x 4.57m x 0.30m)

With PVCu double glazed window to the side. Radiator. Ceiling cornice. Telephone point. ample space for dining suite. Double doors to:-

KITCHEN

16' 4" x 11' 8" (4.98m x 3.56m)

Fitted with a comprehensive range of grey wall and base units with work surfaces over incorporating a Blanco sink unit with a Quooker tap. Integrated double oven/grill and microwave plus four ring Siemens hob with extractor hood over. Integrated fridge and freezer and dishwasher. Two PVCu double glazed windows to the front. Composite door provides access to the side. Recessed low voltage lighting. Tiled Floor and splashbacks. Radiator. Television aerial point.

SITTING ROOM

21' 10" x 14' 9" (6.65m x 4.50m)

With a focal point of a living flame gas fire with marble effect surround and hearth. Television aerial point. Telephone point. PVCu double glazed windows at the front. Two radiators. Ceiling cornice. Understairs storage cupboard housing Worcester combination gas central heating boiler.

LIVING ROOM

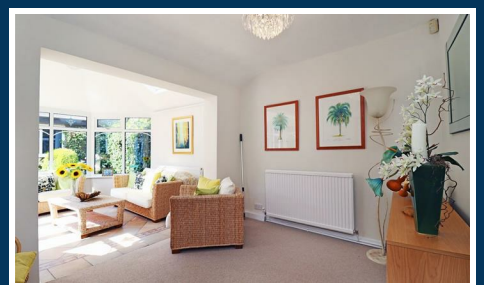
11' 0" x 9' 00" (3.35m x 2.74m)

With radiator. Ample space for living suite. Opening to:-

CONSERVATORY

11' 8" x 11' 0" (3.56m x 3.35m)

With PVCu double glazed double doors providing access to the patio seating area with south facing lawned gardens beyond. Tiled floor.



UTILITY

9'2" x 7'5" (2.79m x 2.26m)

With grey wall and base units providing storage with work surfaces over incorporating a Blanco sink unit. Integrated washing machine and drier. Radiator. Laminate flooring. Recessed low voltage lighting. WC. Door providing access to the rear.

FIRST FLOOR

LANDING

With PVCu double glazed window to the rear at half landing level and full landing. Radiator. Loft access hatch.

BEDROOM 1

22'10" x 16'4" (6.96m x 4.98m)

A superb principal suite with fitted wardrobes, dressing table plus matching bedside cabinets and drawers. PVCu double glazed windows to the front and side. Recessed low voltage lighting. Radiator.

EN-SUITE

8'2" x 7'3" (2.49m x 2.21m)

Full en-suite bathroom fitted with a white suite with chrome fittings comprising panelled bath, corner tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Chrome heated towel rail.

BEDROOM 2

13'8" x 12'0" (4.17m x 3.66m)

PVCu double glazed window to the front. Fitted wardrobes, drawers and bedside cabinets.

EN-SUITE

With WC, wash hand basin. Extractor fan. Tiled splashback.

BEDROOM 3

13'5" x 10'11" (4.09m x 3.33m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

8'0" x 5'10" (2.44m x 1.78m)

Fitted with a white suite with chrome fittings comprising panelled bath, vanity washbasin and WC. Radiator. Laminate flooring. Half tiled walls. Extractor fan.

OUTSIDE

Externally to the front of the property remote double gates lead to the tarmac driveway providing extensive off road parking and access to the garage. The gardens are laid mainly to lawn with mature hedge borders providing a high degree of privacy and there is a raised decked seating area. The gardens benefit from a southerly aspect to enjoy the sun all day.

DOUBLE GARAGE

18'5" x 16'7" (5.61m x 5.05m)

With two remote up and over doors to the front plus door and window to the side. Light and power.

SERVICES:

All main services are connected.

POSSESSION:

Vacant possession upon completion.

COUNCIL TAX:

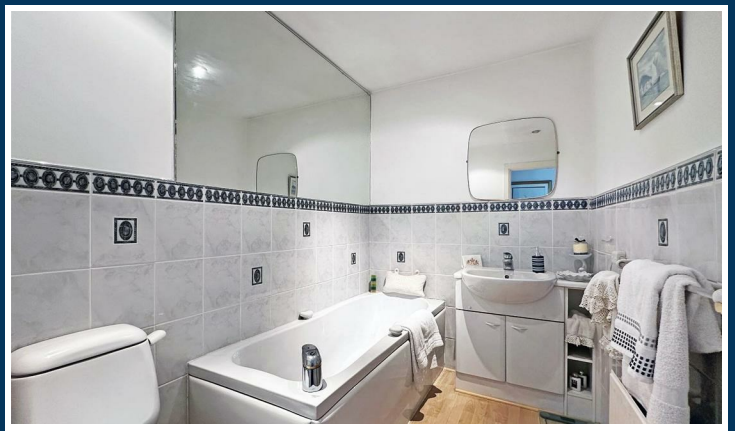
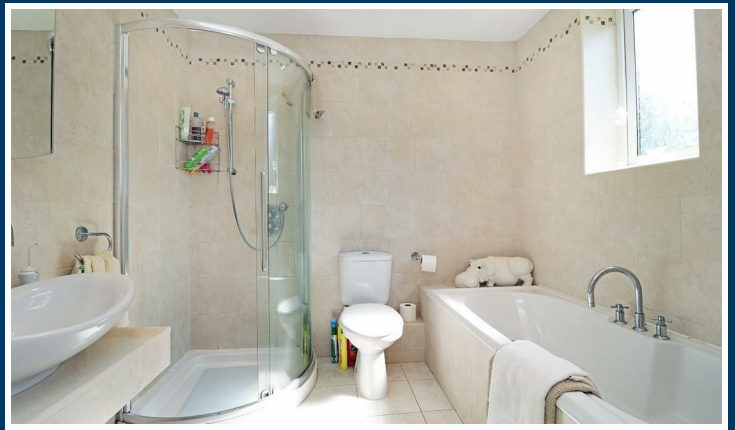
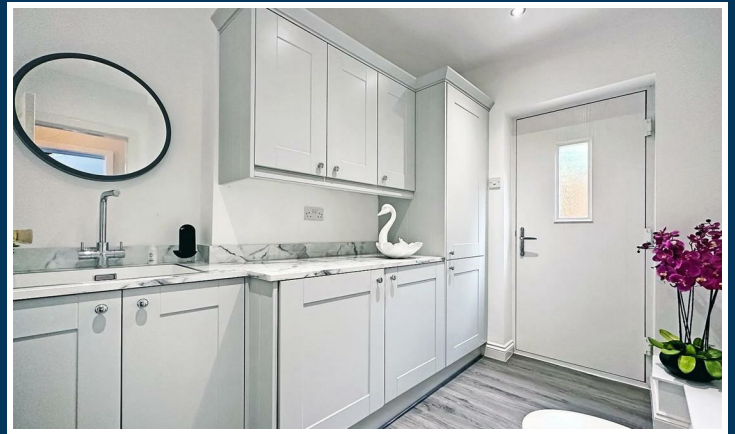
Band "G"

TENURE:

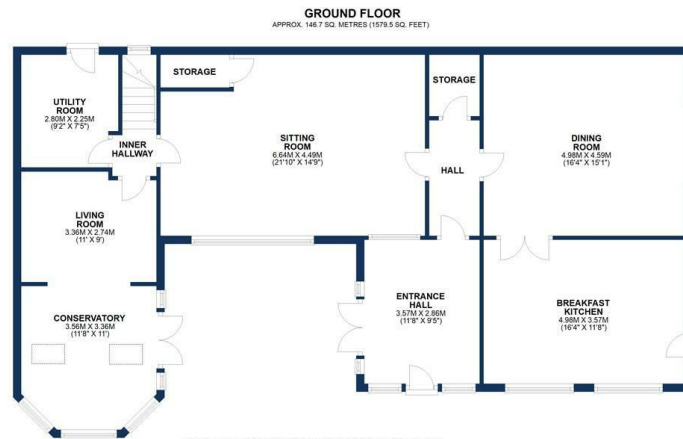
We are informed the property is Freehold. This should be verified by your Solicitor.

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.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@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