



21 BRIEN AVENUE | ALTRINCHAM

OFFERS OVER £480,000

A beautifully presented and superbly proportioned semi-detached family home within walking distance of Navigation Road Metrolink station and with views over towards Navigation Recreational ground to the rear. The property also benefits from an adjacent driveway providing off road parking. The accommodation briefly comprises welcoming entrance hall, front sitting room plus separate dining room to the rear providing access onto the breakfast kitchen which in turn has a door leading onto the rear gardens. To the first floor there are two double bedrooms plus family bathroom/WC and the loft has been converted to create an impressive master suite with large double bedroom and adjacent shower room/WC and with double doors to a Juliette balcony with views over towards the recreational grounds. To the front of the property is a courtyard garden with adjacent driveway whilst to the rear is a flagged patio seating area with gardens beyond laid with artificial grass and with views towards the recreational grounds. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA14 1LT

DESCRIPTION

This attractive semi detached family home occupies an excellent location within walking distance of Navigation Road Metrolink station providing a commuter service into Manchester. The thriving town centre of Altrincham is a little over a 1/4 mile distant and the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via the entrance hall which leads onto the front sitting room whilst to the rear is a full width dining room with access to large understairs storage cupboard and also leading onto the fitted kitchen which in turn provides access onto the attractive rear gardens.

To the first floor there are two excellent double bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings. The loft has been converted to create a master suite with exceptional head height and double doors leading onto a Juliette balcony overlooking the recreational grounds to the rear and the accommodation is completed by the en-suite shower room/WC fitted with a contemporary white suite with contrasting black fittings.

To the front of the property is a courtyard garden with adjacent driveway and gated access towards the rear. To the rear is a flagged patio seating area with gardens beyond laid with artificial grass all benefitting from a south easterly aspect to enjoy the sun for the majority of the day.

A superb property and viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Radiator. Dado rail. Picture rail. Stairs to first floor. Tiled floor.

SITTING ROOM

11'11" x 10'7" (3.63m x 3.23m)

With PVCu double glazed window to the front. Fitted storage and shelving. Picture rail. Ceiling cornice. Television aerial point. Radiator.

DINING ROOM

14'1" x 11'6" (4.29m x 3.51m)

With PVCu double glazed window to the rear. Stripped floorboards. Radiator. Picture rail. Ceiling cornice. Access to under stairs storage cupboard.

KITCHEN

13'4" x 7'11" (4.06m x 2.41m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with stainless steel extractor hood over. Space for fridge freezer and plumbing for washing machine. Breakfast bar. Radiator. Tiled floor and splashback. Two PVCu double glazed windows to the side and one to the rear. PVCu double glazed door provides access to the rear garden.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Stairs to second floor.

BEDROOM 2

14'1" x 9'0" (4.29m x 2.74m)

With PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Picture rail.

BEDROOM 3

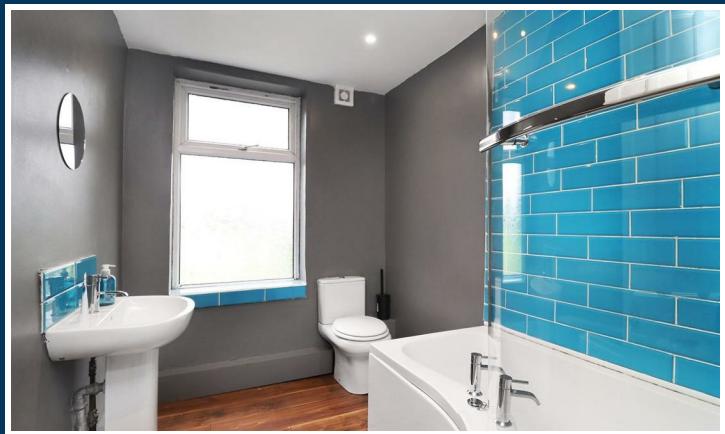
12'6" x 7'8" (3.81m x 2.34m)

PVCu double glazed window to the rear with views toward the recreational grounds. Fitted storage cupboard. Radiator.

BATHROOM

9'0" x 6'0" (2.74m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Laminate flooring. Recessed low voltage lighting. Extractor fan. Tiled splashback. Radiator.



SECOND FLOOR

BEDROOM 1

17'7" x 13'5" (5.36m x 4.09m)

An exceptional master suite with PVCu double glazed doors leading to a Juliette balcony with views towards the recreational grounds beyond. Further PVCu double glazed window to the rear. Radiator. Access to large eaves storage area housing the recently installed combination gas central heating boiler.



EN-SUITE

7'1" x 5'6" (2.16m x 1.68m)

Fitted with a contemporary white suite with contrasting black fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled floor. Half tiled walls. Recessed low voltage lighting. Extractor fan. Heated towel rail.



OUTSIDE

To the front of the property is a courtyard garden with adjacent driveway providing off road parking and there is gated access towards the rear. Towards the rear is a flagged patio seating area with gardens beyond laid with artificial grass and with views towards the recreational grounds. The rear gardens benefit from a south easterly aspect to enjoy the sun for the majority of the day.



SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

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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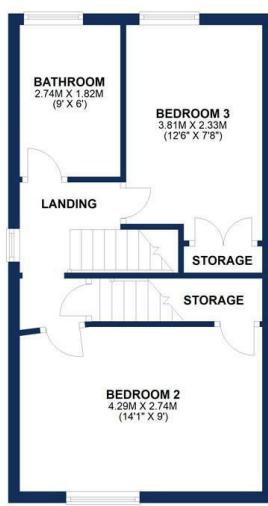
GROUND FLOOR
APPROX. 45.4 SQ. METRES (488.3 SQ. FEET)



TOTAL AREA: APPROX. 108.9 SQ. METRES (1172.6 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 35.3 SQ. METRES (380.2 SQ. FEET)



SECOND FLOOR
APPROX. 28.2 SQ. METRES (304.0 SQ. FEET)



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