



1 TURNBULL ROAD | ALTRINCHAM

OFFERS OVER £525,000

NO ONWARD CHAIN A beautifully presented and deceptively spacious semi detached family home forming part of this sought after development. Incorporating fittings of high quality the accommodation briefly comprises entrance hall, front living room, open plan dining kitchen to the rear with access to the gardens, cloakroom/WC. To the first floor the master bedroom benefits from an adjacent dressing room plus en-suite shower room/WC and there is a second double bedroom and family bathroom/WC. To the second floor there are two further double bedrooms and an additional shower room/WC. To the front of the property there are lawned gardens and a paved footpath provides access to the property. The driveway is to the rear of the property and provides off road parking and access to the garage. There is then gated access to the rear gardens. Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA14 5UP

DESCRIPTION

An attractive and generously proportioned modern family home in an ideal location. A little over a 1/2 mile from Timperley Metrolink station providing a commuter service into Manchester and the more comprehensive shopping centre of Altrincham being approximately 1 1/4 miles away. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented, having been newly decorated and carpeted throughout and features a large living room to the front whilst to the rear is an open plan dining kitchen with a comprehensive range of cream units and integrated appliances and with door leading onto the rear garden. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the master bedroom benefits from an adjacent dressing room with fitted wardrobes and an en-suite shower room/WC. There is a further double bedroom serviced by the family bathroom/WC. The accommodation is completed by the second floor which provides an additional two double bedrooms and a third shower room/WC.

Externally to the front of the property there are lawned gardens and paved footpath to the accommodation. To the rear there is an attractive south facing enclosed garden with patio, deck, lawn and stocked borders. A gate leads to the tarmac driveway and attached garage.

Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double glazed glass panelled hardwood front door. Natural wood flooring. Radiator. Cloaks cupboard. Spindle balustrade staircase to first floor. Ceiling cornice. Telephone point and alarm control pad.

CLOAKROOM

With WC and wash hand basin. Natural wood flooring. Radiator. Tiled splashback. Opaque double glazed window to the side. Extractor fan.

LIVING ROOM

16'9" x 10'1" (5.11m x 3.07m)

Timber framed double glazed window to the front. Natural wood flooring. TV and telephone point. Two radiators. Ceiling cornice.

DINING KITCHEN

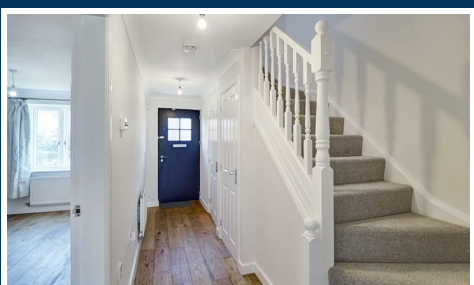
18'2" x 17'5" (5.54m x 5.31m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring induction hob with stainless steel splashback and extractor hood. Integrated fridge freezer, dishwasher, washing machine and Vaillant boiler fitted in 2022. Tiled splashback. Tiled floor. Timber framed double glazed door from the kitchen area and timber framed double glazed double doors from the dining area provide access to the rear garden. Ample space for dining suite. Two radiators. Television aerial point. Timber framed double glazed picture window to the side. Velux window to the rear.

FIRST FLOOR

LANDING

Radiator. Spindle balustrade staircase to second floor. Cupboard housing pressurised hot water cylinder.



BEDROOM 1

17'7" x 13'0" (5.36m x 3.96m)

An impressive master suite with timber framed double glazed window to the rear. Radiator. Television aerial point. Adjacent dressing room with fitted wardrobes and radiator.

EN-SUITE

With tiled shower cubicle, pedestal wash hand basin and WC. Tiled splashback. Radiator. Extractor fan. Vinyl floor.

BEDROOM 2

10'3" x 10'1" (3.12m x 3.07m)

Timber framed double glazed window to the front. Television aerial point. Telephone point. Radiator.

BATHROOM

7'0" x 6'11" (2.13m x 2.11m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Opaque timber framed double glazed window to the front. Tiled splashback. Extractor fan. Vinyl floor.

SECOND FLOOR

LANDING

Timber framed double glazed window to the side.

BEDROOM 3

14'0" x 10'3" (4.27m x 3.12m)

Two Velux windows to the rear. Radiator. Television aerial point. Door to storage cupboard.

BEDROOM 4

10'7" x 10'6" (3.23m x 3.20m)

Timber framed double glazed window to the front. Television aerial point. Radiator. Loft access hatch.

SHOWER ROOM

7'3" x 6'7" (2.21m x 2.01m)

With tiled shower cubicle, pedestal wash hand basin and WC. Radiator. Tiled splashback. Extractor fan. Vinyl floor.

OUTSIDE

To the front of the property there are lawned gardens with flagged footpath to the accommodation.

To the rear the gardens incorporate patio, deck and delightful lawned gardens between. There is then gated access to the driveway at the rear which provides off road parking and access to:

GARAGE

Up and over door. Light, power and cold water tap.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

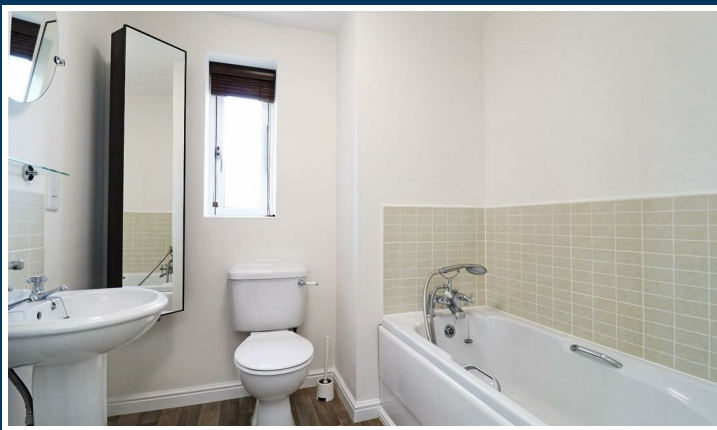
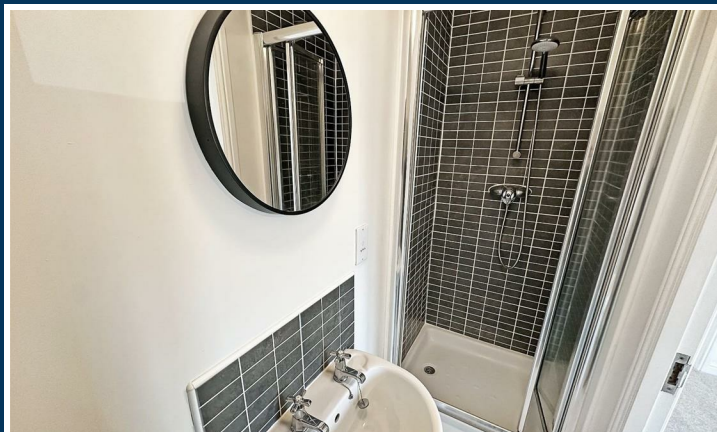
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TENURE

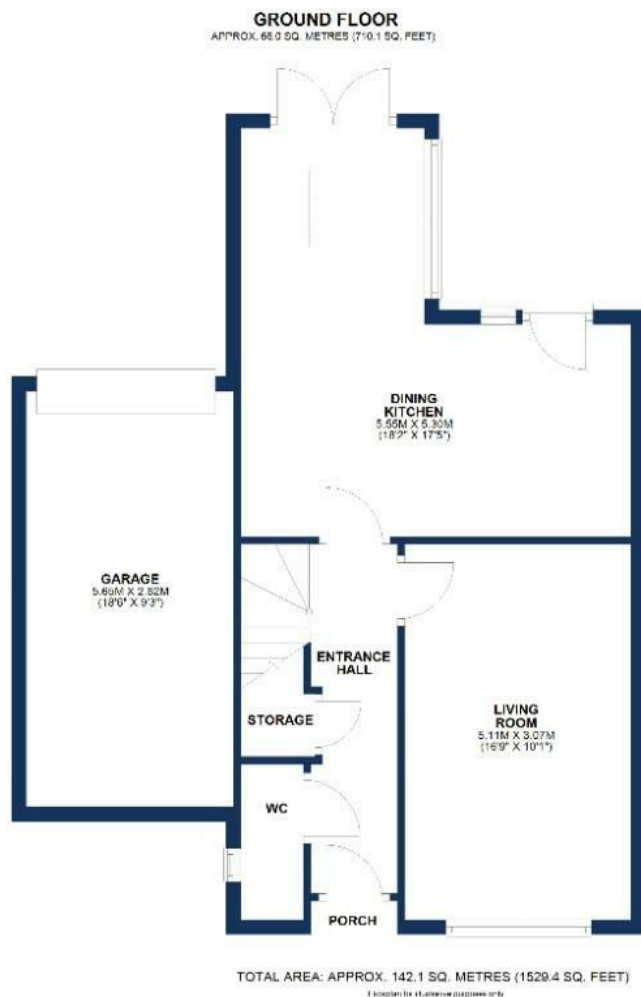
We are informed the property is Freehold but subject to a service charge of £203.45 pa. This should be verified by your Solicitor.

NOTE

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



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