



22 ALCESTER ROAD | SALE

£985,000

NO ONWARD CHAIN A fine detached family home with exceptional gardens offering well proportioned accommodation which could be further extended subject to any relevant permissions being obtained. The accommodation briefly comprises enclosed porch, welcoming entrance hall with separate cloaks cupboard and access to shower room/WC, full depth sitting room with double doors onto the attractive rear gardens, bay fronted dining room plus dining kitchen to the rear with adjacent rear hallway providing access to the gardens and the integral garage. To the first floor there are three superbly proportioned double bedrooms and bedroom two has the added benefit of an adjacent dressing room or study area and the accommodation is completed by the family bathroom/WC. Externally the gardens are a particular feature with the driveway to the front offering off road parking with adjacent lawns whilst to the rear is a large patio seating area with extensive lawned gardens beyond. The garden also benefits from secure gated access to Brooklands Sports Club to the rear. A fine family home with much further potential and viewing is highly recommended.

POSTCODE: M33 3QP

DESCRIPTION

This superbly detached family home is ideally situated in the catchment area of Brooklands Primary School and Sale Grammar School and with close proximity to the Metrolink station at Brooklands providing a commuter service into Manchester. The property also lies within easy reach of the surrounding network of motorways.

The accommodation has been extended but still presents a further opportunity to extend and modernise to individual taste subject to any relevant permissions being obtained. The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall which has an adjacent cloakroom and also provides access to the shower room/WC. To one side is a full depth sitting room with a focal point of an ornate fireplace with granite effect insert and hearth and there are double doors leading onto the extensive rear gardens. To the side and positioned to the front is a separate dining room with bay window whilst to the rear is a separate dining kitchen fitted with a comprehensive range of natural wood fronted units and overlooking the rear gardens and with access to the rear entrance vestibule. From the entrance vestibule is access to the store housing the gas central heating boiler and there is also access to the side and the integral garage.

To the first floor there are three excellent double bedrooms all of which are serviced by the family bathroom/WC fitted with a white suite with chrome fittings. There is the added benefit to bedroom two of a separate dressing room/study. This area could be reconfigured to create a principal suite.

Externally to the front of the property there is ample off road parking within the driveway which provides access to the integral garage and there are adjacent lawned gardens and gated access to both sides plus secure gated access to Brooklands Sports Club to the rear.

Immediately to the rear is a large patio seating area with extensive lawned gardens beyond with well stocked flowerbeds, mature hedge borders and enjoying a high degree of privacy. The gardens are a particular feature and must be seen to be appreciated.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Lead effect PVCu double glazed door with matching side screen. Tiled floor.

ENTRANCE HALL

15'9" x 6'3" (4.80m x 1.91m)

With hardwood front door. Natural wood flooring. Cloaks cupboard. Radiator. Telephone point.

SITTING ROOM

22'10" x 13'5" (6.96m x 4.09m)

With a focal point of an open fireplace with granite effect insert and hearth. The fireplace is flanked by PVCu double glazed windows. PVCu double glazed window to the front. PVCu double glazed double doors provide access to the extensive rear gardens. Two radiators. Television aerial point. Ceiling cornice.

DINING ROOM

15'6" x 10'10" (4.72m x 3.30m)

PVCu double glazed bay window to the front. Ceiling cornice. Radiator.

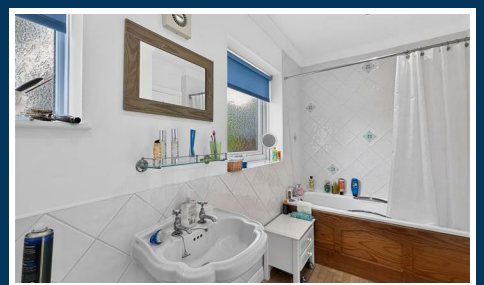
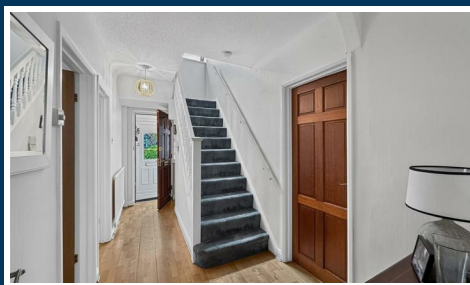
DINING KITCHEN

17'1" x 13'4" (5.21m x 4.06m)

With a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated dishwasher and fridge freezer. Tiled splashback. Exposed beam ceiling. Radiator. Ample space for table and chairs. Two PVCu double glazed windows to the rear overlooking the gardens. Door to:

REAR HALLWAY

With door to the gardens and access to the integral garage. There is also access to a separate store housing the Worcester combination gas central heating boiler.



SHOWER ROOM

6'3" x 5'7" (1.91m x 1.70m)

With a white suite with chrome fittings comprising tiled shower area, WC and wash hand basin. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Tiled floor and half tiled walls. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

With opaque PVCu double glazed window to the front. Loft access hatch with pull down ladder to partially boarded loft space with light.

BEDROOM 1

16'1" x 13'5" (4.90m x 4.09m)

Dual aspect PVCu double glazed windows. Radiator. Telephone point.

BEDROOM 2

19'6" x 9'4" (5.94m x 2.84m)

With dual aspect PVCu double glazed windows. Radiator. Opening to:

DRESSING ROOM/STUDY

9'3" x 8'6" (2.82m x 2.59m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 3

14'11" x 11'0" (4.55m x 3.35m)

With PVCu double glazed bay window to the front. Radiator.

BATHROOM

10'9" x 6'1" (3.28m x 1.85m)

With a suite comprising panelled bath with mains shower, WC and vanity wash hand basin. Two opaque PVCu double glazed windows to the rear. Laminate flooring. Radiator. Ceiling cornice. Extractor fan. Tiled splashback.

OUTSIDE

GARAGE

15'1" x 9'2" (4.60m x 2.79m)

With up and over door to the front. Window to the side. Doorway to the rear hallway. Light and power.

To the front of the property the drive provides ample off road parking and access to the garage. There are adjacent lawned gardens and access to both side.

To the rear the gardens are a particular feature incorporating a large patio seating area with extensive lawned gardens beyond with well stocked flowerbeds and mature hedge borders. The rear gardens benefit from a high degree of privacy. External water feed. The garden also benefits from secure gated access to Brooklands Sports Club to the rear

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "F"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 22/12/1949 and subject to a Ground Rent of £12.00 per annum. This should be verified by your Solicitor.

NOTE

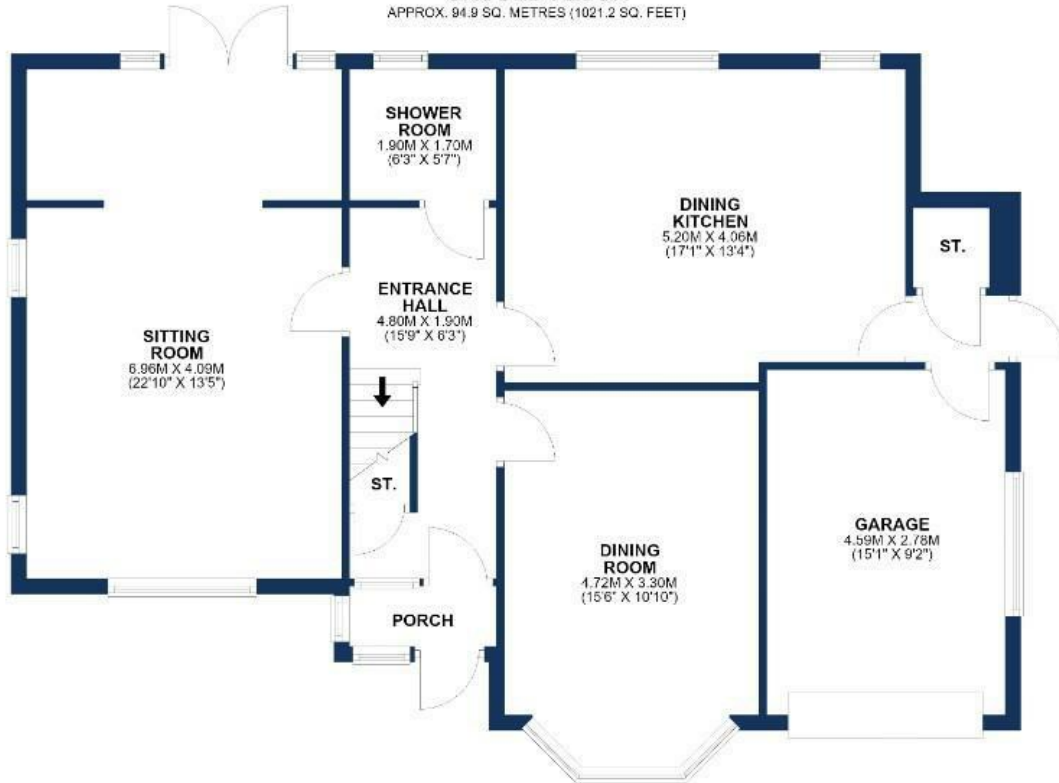
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

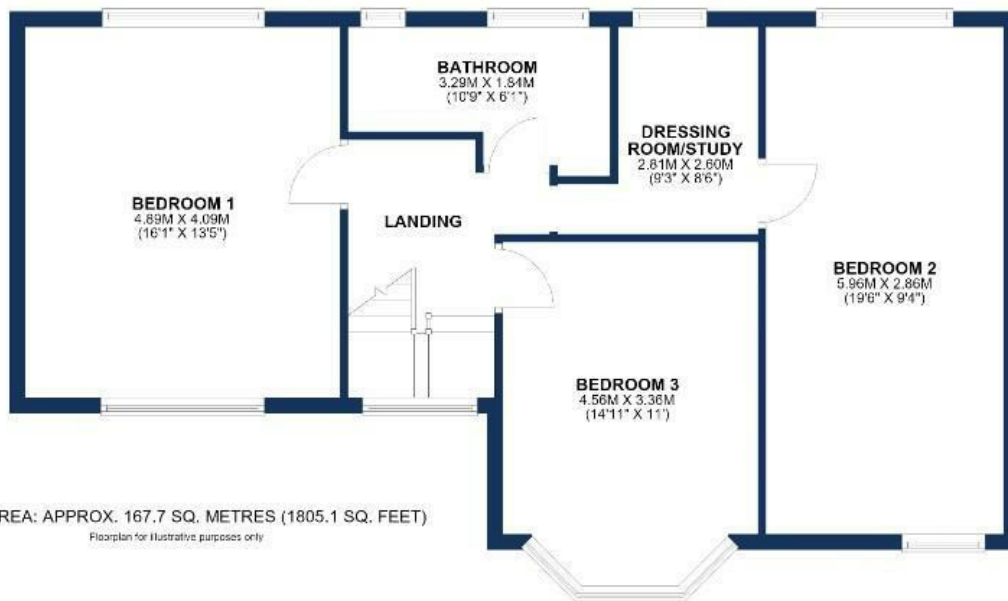
GROUND FLOOR

APPROX. 94.9 SQ. METRES (1021.2 SQ. FEET)



FIRST FLOOR

APPROX. 72.8 SQ. METRES (783.9 SQ. FEET)



TOTAL AREA: APPROX. 167.7 SQ. METRES (1805.1 SQ. FEET)

Floorplan for illustrative purposes only



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