

7 ST MARGARET'S CLOSE, ALTRINCHAM



£595,000



A Superbly Presented Modern Townhouse In An Ideal Location

A tastefully appointed town house offering exceptional living space over three floors and positioned in a highly favoured locality. The accommodation briefly comprises ground floor entrance hall, garden room/bedroom four, shower room/WC and utility room. Spacious first floor L-shaped sitting/dining room and fitted breakfast kitchen with integrated appliances. To the second floor are three further double bedrooms and bathroom/WC. Gas central heating and PVCu double glazing. Driveway and integral garage. Southerly facing landscaped rear gardens.

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DIRECTIONS

POSTCODE: WA14 4BA

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Turn right, over the mini roundabout and at the second set of traffic lights turn left onto Regent Road. At the traffic lights continue over into Booth Road and bear left into the continuation of Booth Road. St Margaret's Close can be found after approximately 200 yards on the left and this property is at the head of the cul de sac.

DESCRIPTION

St Margaret's Close is an exclusive development of a small number of unusually spacious town houses constructed in a modern style and screened by mature tree lined grounds. The position is ideal being approximately 500 yards distant from the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the north is John Leigh Park with tennis courts and recreation areas.

The superbly presented accommodation is arranged over three floors with the ground floor including a garden room with French windows to the rear terrace which may be used as a fourth bedroom served by the adjacent shower room/WC. There is also a useful utility room which provides access to the integral garage.

The main living area to the first floor is arranged in an open plan style with an L-shaped sitting/dining room featuring a dual aspect with the focal point of a period style fireplace and wide bay window overlooking the landscaped grounds. The fitted breakfast kitchen benefits from a range of integrated appliances and delightful far reaching views.

At second floor level there are three further double bedrooms with fitted furniture and a generous modern family bathroom/WC complete with separate shower enclosure.

Gas central heating has been installed together with PVCu double glazing.

Externally there is off road parking within the paved driveway and an integral garage with remotely operated door provides internal access to the entrance hall. The landscaped rear gardens are certainly a feature with full width paved terrace and well planned attractive planting surrounded by a variety of mature trees all of which combines to create a delightful setting. Importantly with a southerly aspect to enjoy the sunshine throughout the day.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached beyond an opaque PVCu double glazed door. Spindle balustrade staircase to the first floor. Under-stair storage cupboard with shelving. Access to the integral garage. Opaque timber framed window to the front. Laminate wood flooring. Two wall light points. Dado rail. Covered radiator.

SHOWER ROOM/WC

White/chrome wall mounted wash basin and low level WC. Tiled shower enclosure with thermostatic shower. Opaque timber framed window to the front. Half tiled walls. Tiled floor. Chrome heated towel rail.

GARDEN ROOM/BEDROOM FOUR

11'7" x 9'7" (3.53m x 2.92m)

An adaptable room currently used as an office with double opening French windows to the paved rear terrace and landscaped gardens beyond. Laminate wood flooring. Two wall light points. Radiator.

UTILITY ROOM

14'7" x 9'2" (4.45m x 2.79m)

Matching wall and base units beneath light wood effect heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. PVCu double glazed door and window to the rear. Wood effect flooring.

FIRST FLOOR

LANDING

Spindle balustrade to the second floor. Two wall light points. Dado rail. Covered radiator.

OPEN PLAN SITTING/DINING ROOM

L-shaped and planned to incorporate:

SITTING AREA

19' x 13'11" (5.79m x 4.24m)

With the focal point of a period style fireplace surround and flame/coal effect electric set upon a stone hearth and flanked by two wall light points. Wide PVCu double glazed oriel bay window overlooking the gardens. Coved cornice. Radiator.

DINING AREA

17'2" x 9'2" (5.23m x 2.79m)

Ideal for formal entertaining with PVCu double glazed window to the front. Coved cornice. Radiator.

BREAKFAST KITCHEN

10'6" x 9'7" (3.20m x 2.92m)

Fitted with traditional white wall and base units beneath granite effect work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Display units, shelving and matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill with microwave above, four ring ceramic hob with extractor/light above, fridge with freezer compartment and slimline dishwasher. Wide PVCu double glazed window to the front. Laminate wood flooring. Recessed low voltage lighting. Radiator.



SECOND FLOOR

LANDING

Spindle balustrade. Two wall light points. Dado rail. Radiator.

BEDROOM ONE

15'4" x 10'8" (4.67m x 3.25m)

An excellent master bedroom with full width range of fitted wardrobes containing double hanging rails and shelving. PVCu double glazed window to the rear. Recessed lighting. Radiator.

BEDROOM TWO

11'4" x 11'2" (3.45m x 3.40m)

With a four door range of fitted wardrobes flanking a recessed wash basin with cupboards above and below. PVCu double glazed window to the front. Radiator.

BEDROOM THREE

12' x 9'9" (3.66m x 2.97m)

Fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.



BATHROOM/WC

10'10" x 7'7" (3.30m x 2.31m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap/shower attachment, semi recessed vanity wash basin and low level WC with concealed cistern. Corner tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the front. Tiled floor. Half tiled walls. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE

14'10" x 10'2" (4.52m x 3.10m)

Remotely operated up and over door. Light and power. Access to both the entrance hall and utility room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

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

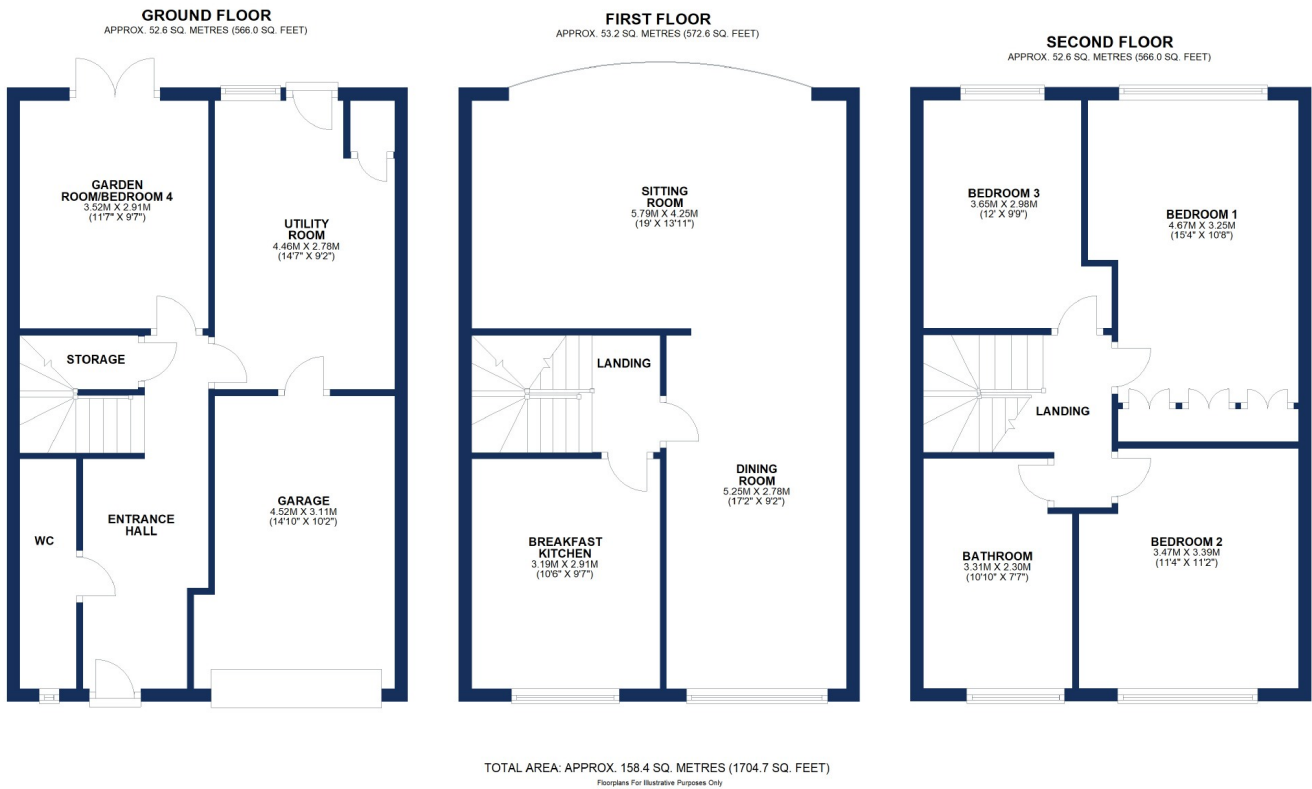
COUNCIL TAX

Band "F"

NOTE

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





VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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