

**13 PLOVER DRIVE, ALTRINCHAM**



**A Superbly Proportioned Semi Detached Family Home In A Sought After Location**

**\*\*\*REDUCED BY A MOTIVATED VENDOR\*\*\*** A superbly proportioned semi detached property in a popular residential location IN NEED OF SLIGHT COSMETIC UPDATING. The accommodation briefly comprises entrance hall, large living room plus full width dining kitchen with access to a rear utility room which in turn leads onto the rear garden. Three bedrooms and bathroom/WC. Off road parking for several vehicles and detached garage. Delightful gardens to the rear over towards Dairyhouse Lane with the fields beyond. The rear gardens also benefit from a south westerly aspect to enjoy the sun for the majority of the day.

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## DIRECTIONS

**POSTCODE: WA14 5NW**

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right and proceed straight over the mini roundabout into Altrincham centre. Continue beyond the station to the traffic lights and proceed straight through into Barrington Road. At the next set of lights turn right into Manchester Road. Continue through 2 further sets of lights and at the 3rd set turn left into Sinderland Road. Continue over the first roundabout and at the 2nd take the 1st exit into Barlow Road and 2nd right into Drake Road. Take the 1st left into Widgeon Road and 1st right into Plover where the property can be found further along on the left hand side.

## DESCRIPTION

A superbly proportioned semi detached home in a popular residential location which needs to be seen to be appreciated.

The accommodation is tastefully decorated throughout and the entrance hall leads onto a superb front living room whilst to the rear is a full width fitted dining kitchen with separate utility room off. Via the utility room there is access to the gardens at the rear laid mainly to lawn and benefitting from a south westerly aspect to enjoy the sun for the majority of the day. To the first floor there are three bedrooms serviced by the bathroom/WC.

To the front and side of the property there is a driveway providing off road parking for several vehicles and also providing access to the detached garage. Gated access then leads to the rear gardens.

The location is ideal being close to Altrincham town centre with the Metrolink commuter service into Manchester and also with Waitrose Supermarket a short distance away.

Viewing is highly recommended to appreciate the accommodation on offer.

## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Opaque PVCu double glazed window to the front. Laminate flooring. Radiator.

### SITTING ROOM

PVCu double glazed half bay window to the front. Laminate flooring. Ceiling cornice. Television aerial point. Telephone point. Radiator.

### KITCHEN

Fitted with a comprehensive range of white wall and base units with natural wood work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Space for cooker. Integrated fridge and freezer. Laminate wood flooring. Tiled splashback. PVCu double glazed window overlooking the rear garden. Radiator. Access to understairs storage cupboard. Cupboard housing combination Worcester gas central heating boiler. Door to:

### UTILITY ROOM

Plumbing for washing machine. Tiled floor. PVCu double glazed door provides access to the rear garden.

## FIRST FLOOR

### LANDING

Loft access hatch. Storage cupboard.





## **BEDROOM 1**

PVCu double glazed window to the front. Radiator.

## **BEDROOM 2**

PVCu double glazed window to the rear. Radiator. Telephone point. Fitted wardrobe.

## **BEDROOM 3**

PVCu double glazed window to the front. Radiator.

## **BATHROOM**

Fitted with a suite comprising panelled bath with electric shower over, WC and pedestal wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the rear. Radiator. Laminate flooring.

## **OUTSIDE**

To the front and side of the property the driveway provides off road parking for several vehicles and provides access to the detached garage. There is then gated access to the gardens at the rear.

To the rear and accessed via the driveway and the utility room there is a patio seating area with superb lawned gardens beyond with open views toward Dairyhouse Farm.

## **SERVICES**

All main services are connected.

## **POSSESSION**

Vacant possession upon completion.

## **COUNCIL TAX**

Band "C"

## **TENURE**

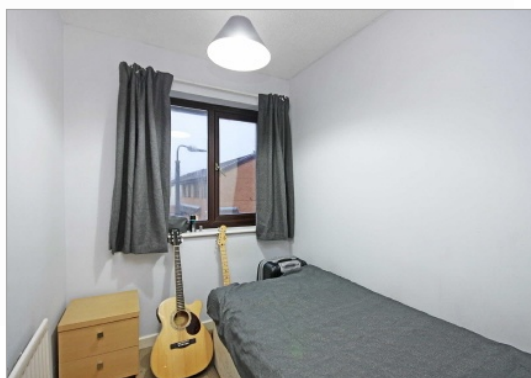
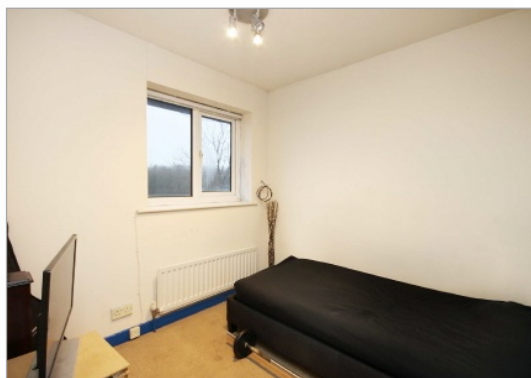
We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

## **NOTE**

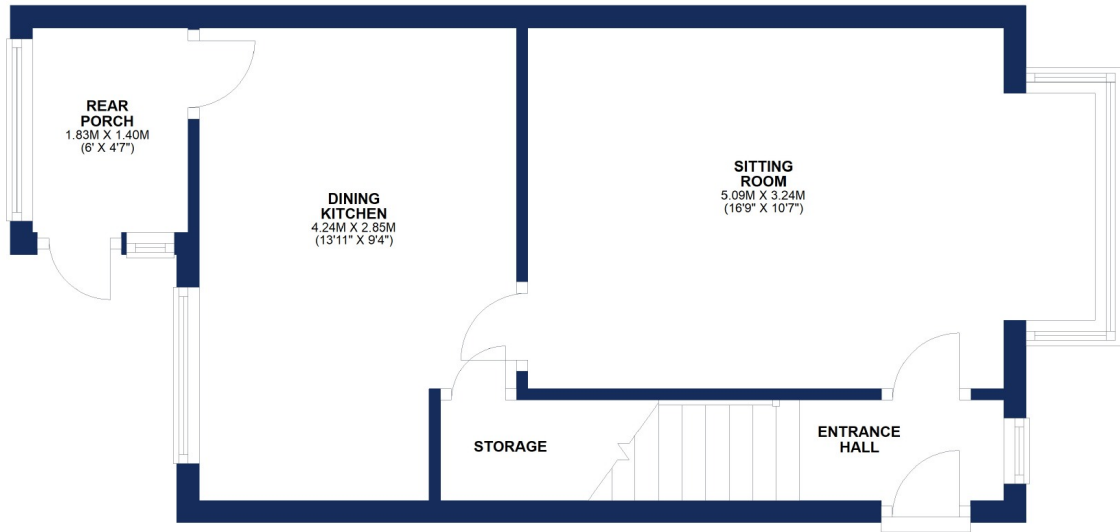
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

## **EPC**

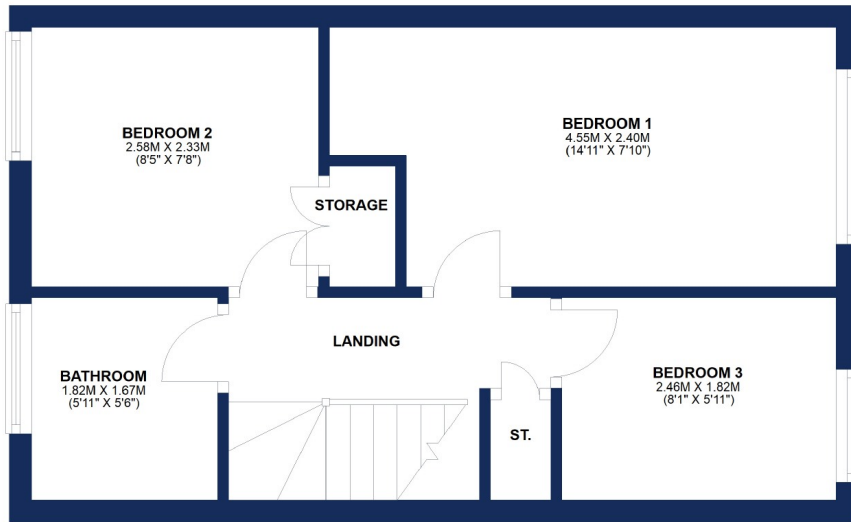
Available upon request.



**GROUND FLOOR**  
APPROX. 34.2 SQ. METRES (368.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 30.6 SQ. METRES (329.7 SQ. FEET)



TOTAL AREA: APPROX. 64.8 SQ. METRES (697.9 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**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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