



## 35 DOWNHAM CHASE | TIMPERLEY

OFFERS OVER £600,000

A beautifully presented and superbly proportioned detached family house within walking distance of Timperley village centre yet nestled away in a quiet cul-de-sac. The accommodation briefly comprises welcoming entrance hall with storage, cloakroom/WC, front sitting room with pocket doors to impressive open plan dining/living room towards the rear with door to the rear gardens, attractive breakfast kitchen, master bedroom with en-suite shower room/WC plus three further double bedrooms serviced by the family bathroom/WC. Ample off road parking to the front with adjacent lawned gardens plus garage with remote up and over door. To the rear the gardens incorporate paved and decked seating areas with lawned gardens and enjoy a high degree of privacy. Viewing is highly recommended.

**DIRECTIONS: WA15 7TJ**

## DESCRIPTION

An Impressive Detached Family Home In A Sought After Location

## DESCRIPTION

This traditional detached family home occupies an excellent position within this ever popular development. Situated within a quiet cul-de-sac the property benefits from being within walking distance of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a large welcoming entrance hall which provides access onto the front sitting room which has sliding pocket doors leading onto an impressive open plan dining/living room towards the rear. Off this reception room there are also double doors leading onto the attractive and private gardens and a further door leading to the breakfast kitchen. The kitchen is fitted with a contemporary range of units and quality integrated appliances. The ground floor accommodation is completed by the cloakroom/WC. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom/WC. Towards the front of the property the block paved driveway provides off road parking and has adjacent lawned gardens and provides access to the garage. Towards the rear the gardens incorporate paved and decked seating areas with delightful lawned gardens between all enjoying a high degree of privacy.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

18'2" x 6'5"

A large welcoming entrance hall with spindle balustrade staircase to first floor. Natural wood flooring. Radiator. Under stairs storage cupboard.

#### CLOAK ROOM

With WC and wash hand basin. Tiled walls. Natural wood flooring. Opaque PVCu double glazed window to the front.

#### SITTING ROOM

16'8" x 11'1"

With a focal point of an electric fireplace with stone effect insert and hearth. PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Television aerial point. Telephone point. Radiator. Sliding pocket doors to:



## DINING/LIVING ROOM

23'4" x 11'1"

Superb open plan reception area with ample room for living and dining suites. Natural wood flooring. Two radiators. Recessed low voltage lighting. Television aerial point. Double doors lead onto the rear gardens. Door to:

## BREAKFAST KITCHEN

14'3" x 9'4"

Also accessed via the entrance hallway and fitted with a contemporary range of white high gloss units with work surfaces over incorporating a stainless steel sink unit with hose tap. Solid wood breakfast bar. Integrated oven/grill plus combination microwave oven, five ring induction hob with extractor hood over, fridge freezer, dishwasher and washing machine all by AEG. Two PVCu double glazed windows overlooking the rear gardens. Composite door provides access to the side. Television aerial point. Tiled floor. Radiator.

## FIRST FLOOR

### LANDING

Ceiling cornice. Loft access hatch. Airing cupboard housing hot water cylinder.

### BEDROOM ONE

15'8" x 9'0"

With two PVCu double glazed windows to the front. Two radiators.

### EN-SUITE

With a suite comprising corner tiled shower cubicle, WC and wash hand basin. Tiled walls. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

12'5" x 10'5"

PVCu double glazed window to the front. Fitted wardrobes. Radiator. Television aerial point. Ceiling cornice.

### BEDROOM THREE

10'10" x 10'5"

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Ceiling cornice.

### BEDROOM FOUR

11'0" x 7'11"

With PVCu double glazed window to the rear plus lead and stained effect opaque PVCu double glazed window to the side. Radiator. Television aerial point.

## BATHROOM

6'11" x 5'10"

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin, tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail.

## OUTSIDE

### GARAGE

18'1" x 8'2"

With light and power. Remote up and over door. Wall mounted gas central heating boiler.

To the front of the property the block paved driveway provides off road parking and access to the garage and has adjacent lawned gardens. Towards the rear there is a patio seating area accessed via the dining/living room with attractive lawned gardens beyond leading to further decked seating area all enjoying a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## COUNCIL TAX

Band "E"

## TENURE

We are informed the property is held on a Freehold basis and free from chief rent. This should be verified by your solicitor.

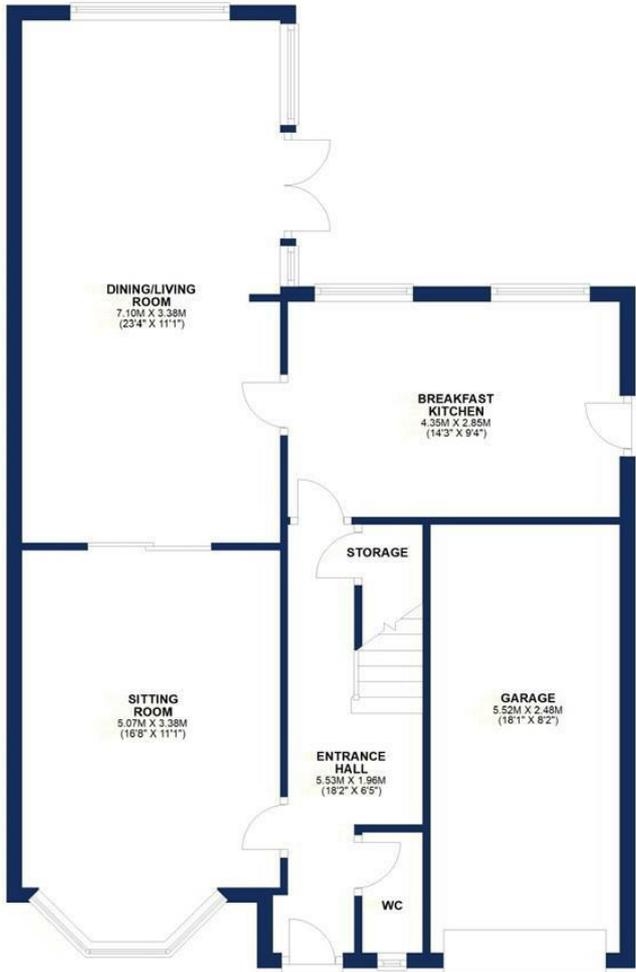
## NOTE

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

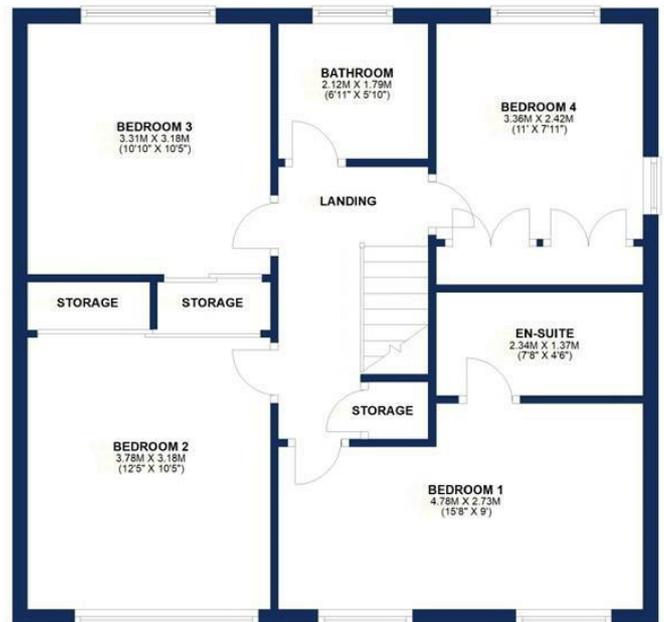


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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. 77.6 SQ. METRES (835.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 62.1 SQ. METRES (668.6 SQ. FEET)



TOTAL AREA: APPROX. 139.7 SQ. METRES (1503.8 SQ. FEET)  
Floorplans 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