



## 18 FAIRLIE DRIVE | TIMPERLEY

OFFERS OVER £350,000

A superbly proportioned property in an ideal location with gardens benefitting from a southerly aspect to enjoy the sun all day. The accommodation briefly comprises entrance hall with fitted storage cupboard and cloaks area, fitted breakfast kitchen, full width open plan sitting/dining room opening onto the rear gardens, ground floor WC. Three excellent bedrooms and large family bathroom/WC. Off road parking within the driveway and integral garage. Delightful lawned gardens to the rear.

POSTCODE: WA15 6EL

## DESCRIPTION

A superbly proportioned and well presented family home. The location is highly favoured being well placed for shopping within the market town of Altrincham and Timperley village and the metro link railway station provides a commuter service into Manchester. The property is also within walking distance of Heyes Lane Primary School and lies within the catchment area of highly regarded secondary schools.

The accommodation is approached via a welcoming entrance hall with cloaks area and access to a large storage area plus door to the integral garage. Towards the front of the property there is a breakfast kitchen fitted with a comprehensive range of units whilst to the rear is a full width sitting / dining room with bi-fold doors providing access to the rear gardens. To the first floor there are three bedrooms serviced by the modern family bathroom/WC.

It is worth noting that the property was also recently rewired and includes outside power points, new consumer unit, mains wired smoke and heat alarms.

To the front the driveway provides off road parking for two cars and access to the integral garage whilst to the rear the gardens are laid mainly to lawn with well stocked flower beds and fence borders. The rear gardens are accessed via the open plan sitting / dining room. The gardens benefit from a southerly aspect to enjoy the sun all day.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door with adjacent opaque PVCu double glazed window. Laminate flooring. Radiator. Cloaks area. Door to integral garage. Stairs to the first floor.

#### BREAKFAST KITCHEN

10'6" x 8'6" (3.20 x 2.59)

Fitted with a comprehensive range of light wood wall and base units with contrasting work surfaces incorporating a circular bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Breakfast bar. PVCu double glazed window to the . Radiator.

#### SITTING / DINING ROOM

19'3" x 12'6" (5.87 x 3.81)

Running the full width of the property and with ample space for both living and dining suites. PVCu double glazed window to the rear and bi-fold doors provide access to the rear gardens. Television aerial point. Two radiators.

#### CLOAKROOM / WC

With a white suite comprising WC and vanity wash basin. Heated towel rail. Laminate flooring. Tiled splashback. Opaque window to the front.

### FIRST FLOOR



## LANDING

With loft access hatch with pull-down ladder to partially boarded loft space with LED strip lighting and power point.

## BEDROOM ONE

13'9" x 9'0" (4.19 x 2.74)

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

## BEDROOM TWO

10'6" x 10'0" (3.20 x 3.05)

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

## BEDROOM THREE

9'5" x 9'0" (2.87 x 2.74)

PVCu double glazed window to the front. Radiator. Fitted wardrobe.

## BATHROOM

With a modern white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the front. Heated towel rail. ½ tiled walls. Recessed lighting. Extractor fan. Heated and illuminated mirror.

## OUTSIDE

To the front the driveway provides off road parking whilst to the rear the gardens are accessed via the open plan sitting/dining room and are laid mainly to lawn with well stocked flower beds and fence borders plus patio seating area. The gardens benefit from a southerly aspect to enjoy the sun all day.

## GARAGE

16'7" x 9'0" (5.05 x 2.74)

With light and power. Remote roller shutter door. Plumbing for washing machine and space for dryer.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Borough Council Band 'C'

## TENURE

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

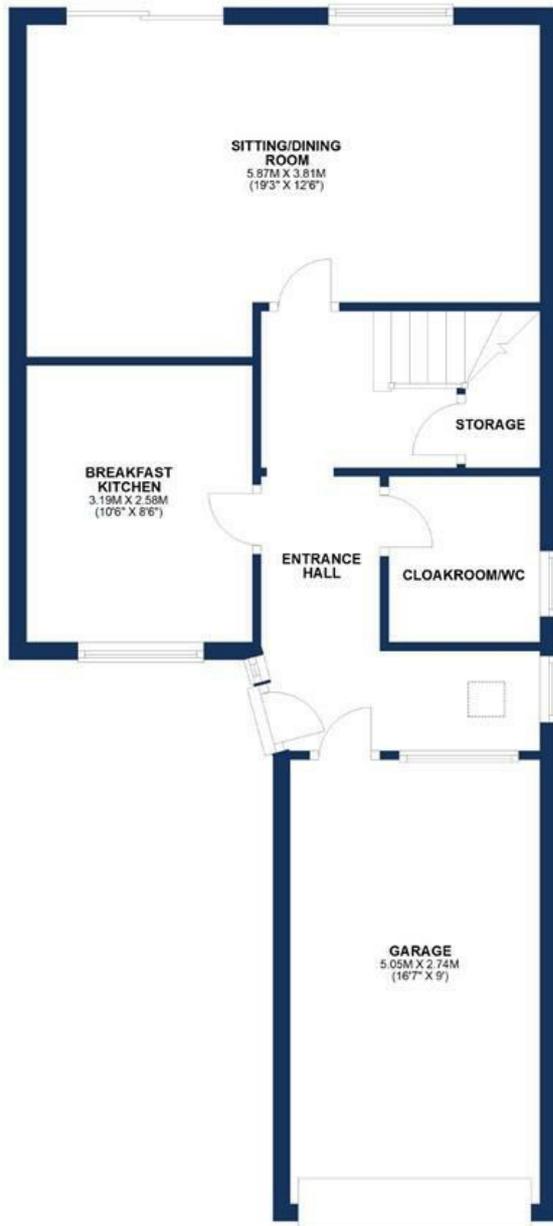
## NOTE

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

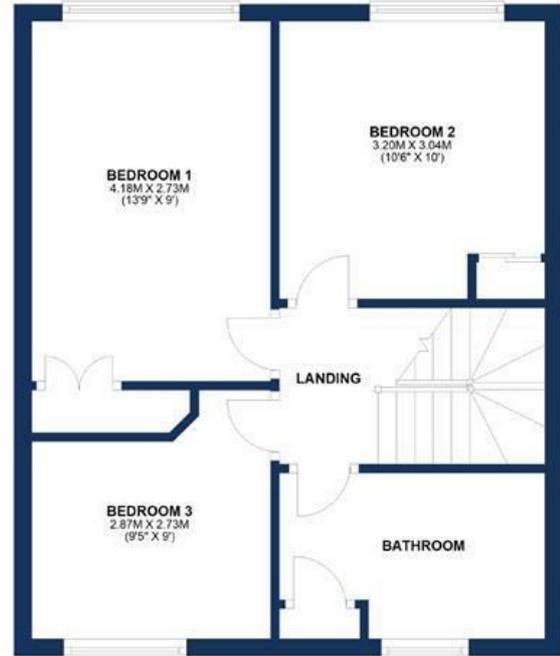


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**GROUND FLOOR**  
APPROX. 60.5 SQ. METRES (651.2 SQ. FEET)



**FIRST FLOOR**  
APPROX. 41.8 SQ. METRES (449.8 SQ. FEET)



TOTAL AREA: APPROX. 102.3 SQ. METRES (1101.0 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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