



2 REDESMERE CLOSE | TIMPERLEY

OFFERS OVER £250,000

NO ONWARD CHAINA well proportioned extended semi detached family home occupying a corner plot within this ever popular residential location. Entrance hall, large sitting room opening onto a rear dining room with kitchen beyond and access to the rear garden, bedroom 4 is on the ground floor with en suite shower room/WC and to the first floor there are three bedrooms serviced by the family bathroom/WC. There are lawned gardens to the front whilst to the rear is gated access to the driveway and garage and courtyard garden. A superb property with further potential and viewing is highly recommended.

POSTCODE: WA15 7EE

DESCRIPTION

A Semi Detached Family Home In A Sought After Location

DESCRIPTION

An extended semi detached family home in an ideal location and occupying an enviable corner plot. This offers any prospective purchaser the potential to further extend and re-model to individual taste subject to the relevant permissions being obtained.

The existing accommodation is well proportioned throughout and approached via a welcoming entrance hall which leads onto the large front sitting room whilst to the rear is a separate dining room with access to the rear gardens. Also accessed via the dining room is the fitted kitchen and the ground floor accommodation is completed by an additional fourth bedroom with adjacent en suite shower room/WC. To the first floor there are three excellent bedrooms and family bathroom/WC.

Externally to the front of the property there are lawned gardens with fence borders whilst to the rear gated access leads onto the driveway providing off road parking and access to the garage. Adjacent to the driveway is a courtyard garden which extends to the side.

The property lies within a sought after location within the catchment area of highly regarded primary and secondary schools. The property is within easy reach of the surrounding network of motorways and with shopping in the market town of Altrincham and the village centre of Timperley close by.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Stairs to first floor.

SITTING ROOM

15'11" x 11'6" (4.85 x 3.51)

With a focal point of a stone effect fireplace. PVCu double glazed window to the front. Radiator. Ceiling cornice. Understairs storage area. Television aerial point. Telephone point.



DINING ROOM

7'11" x 14'6" (2.41 x 4.42)

With PVCu double glazed window to the side. Hardwood stable style door to the rear. Radiator. Understairs storage cupboard.

KITCHEN

8'11" x 7'2" (2.72 x 2.18)

Fitted with a range of light wood wall and base units with work surfaces over incorporating a sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed window to the side. Wall mounted combination gas central heating boiler.

BEDROOM 4

9'9" x 8'9" (2.97 x 2.67)

PVCu double glazed windows to the side and rear. Telephone point.

EN SUITE

5'10" x 8'9" (1.78 x 2.67)

With tiled shower cubicle, WC and wash hand basin. Radiator. Tiled walls. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Radiator. Loft access hatch. Airing cupboard.

BEDROOM 1

14'1" x 8'4" (4.29 x 2.54)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

10'1" x 8'4" (3.07 x 2.54)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'8" x 5'0" x 11" (3.25 x 1.52 x 3.35)

PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

BATHROOM

5'10" x 5'11" (1.78 x 1.80)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Opaque PVCu double glazed window to the rear. Tiled walls.

OUTSIDE

To the front of the property the enclosed gardens are laid mainly to lawn whilst to the rear is gated access onto the driveway providing off road parking with garage beyond. Adjacent to the driveway is a courtyard garden.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

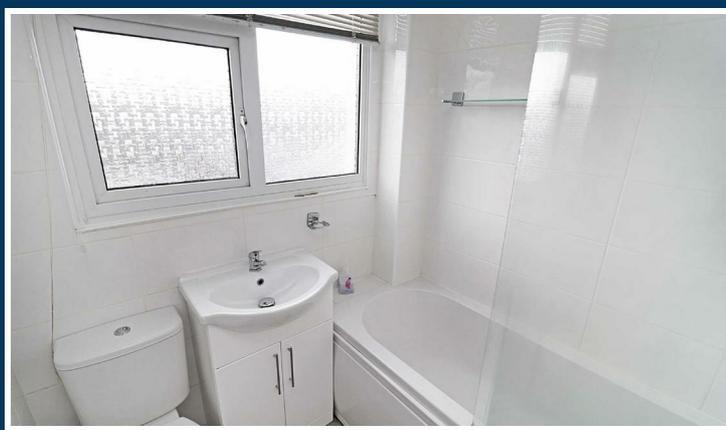
TENURE

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

NOTE

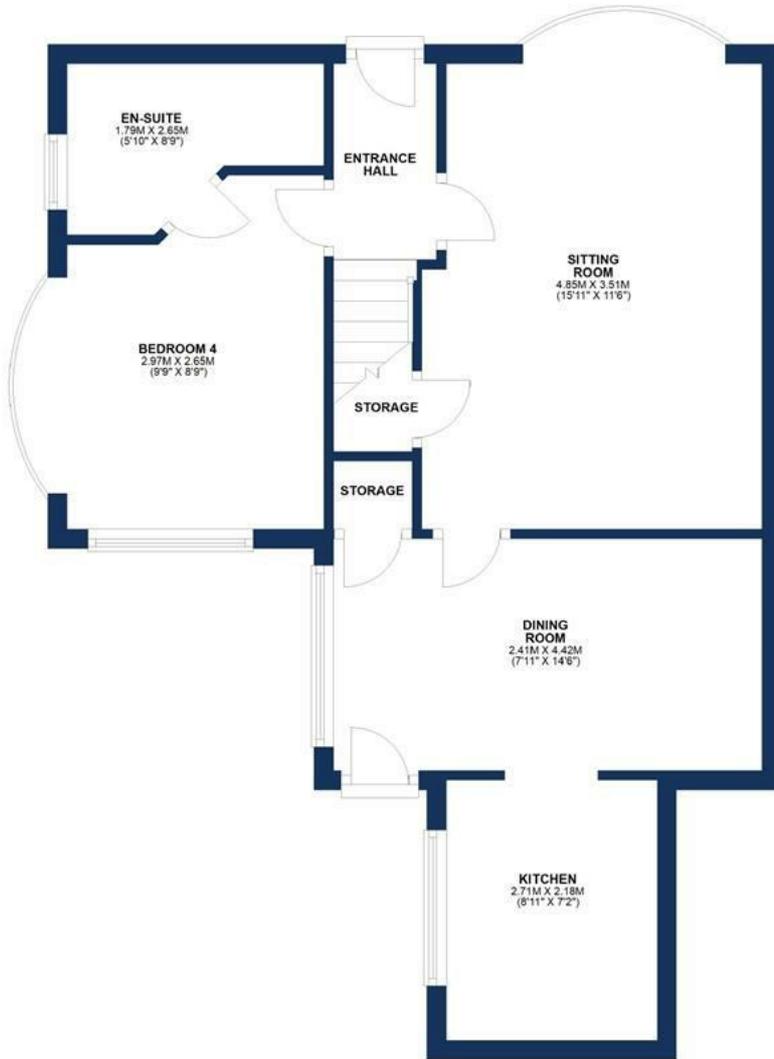
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC available upon request.

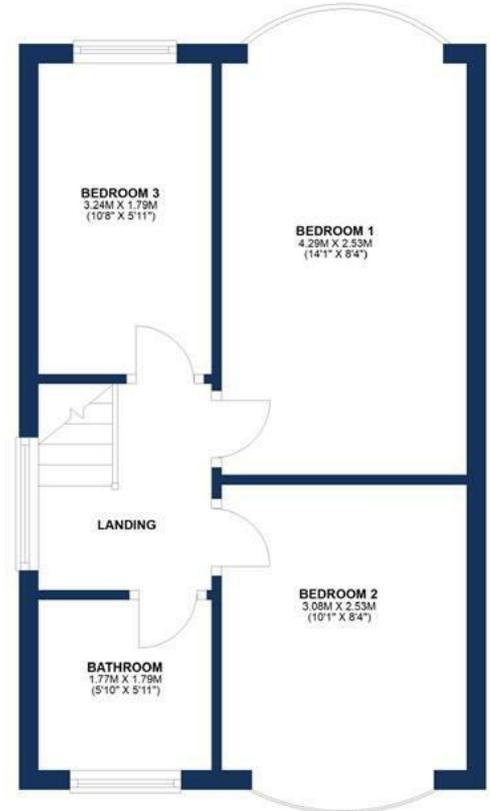


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GROUND FLOOR
APPROX. 52.7 SQ. METRES (567.3 SQ. FEET)



FIRST FLOOR
APPROX. 33.1 SQ. METRES (356.5 SQ. FEET)



TOTAL AREA: APPROX. 85.8 SQ. METRES (923.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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