



10 KENSINGTON GROVE | TIMPERLEY

OFFERS OVER £600,000

*** NO ONWARD CHAIN *** A superbly proportioned and presented semi-detached family home in a sought after location within walking distance of Timperley Metrolink station and with south facing lawned gardens to the rear. The accommodation briefly comprises enclosed porch, entrance hall, cloaks cupboard, front sitting room with double doors leading onto the separate family room which in turn opens onto the open plan living dining kitchen which is also accessed via the entrance hall and with an adjacent utility room and shower room/WC and with double doors leading onto the gardens. To the first floor there are five bedrooms serviced by the family bathroom/WC. Off road parking within the driveway to the front whilst to the rear the gardens are laid mainly to lawn and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA14 5AF

DESCRIPTION

An excellent opportunity to purchase an extended and well presented semi-detached family home in an ideal location approximately two miles from the comprehensive shopping centre of Altrincham and within easy reach of Timperley Metrolink station providing a commuter service into Manchester. The area is also well placed for the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools and specifically Park Road Academy Primary School which is on the doorstep.

The accommodation is approached via a welcoming entrance hall which has an adjacent separate cloakroom and provides access onto the front sitting room which has double doors leading onto a separate family room. Off the family room there is an impressive open plan living dining kitchen which is also accessible via the entrance hallway and has double doors leading onto the south facing rear gardens. The ground floor accommodation is completed by a separate utility room and also a shower room/WC.

To the first floor there are five bedrooms serviced by the family bathroom/WC fitted with contemporary white suite and chrome fittings.

To the front of the property the block paved driveway provides off road parking and there is gated access to the rear. To the rear and accessed via the open plan living dining kitchen there is a patio seating area with delightful lawned gardens beyond laid mainly to lawn and enjoying a high degree of privacy and with a southerly aspect to enjoy the sun all day.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double lead effect PVCu double doors.

ENTRANCE HALL

Opaque lead and stained glass panelled front door with matching side screens. Radiator. Under stairs storage cupboard. Spindle balustrade staircase to first floor. Ceiling cornice.

CLOAKROOM

With lead effect PVCu double glazed window to the front. Extremely useful cloaks area.

SITTING ROOM

15'0" x 11'4" (4.57 x 3.45)

A focal point of a living flame gas fire. Lead effect PVCu double glazed bay window to the front. Radiator. Television aerial point. Ceiling cornice. Picture rail. Double glass panelled doors to:

FAMILY ROOM

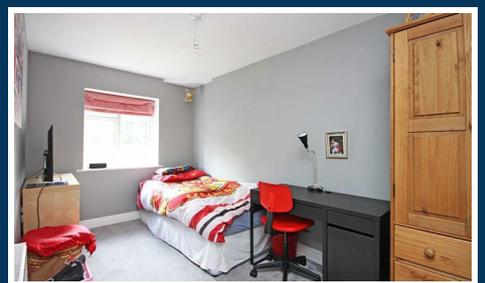
13'7" x 10'9" (4.14 x 3.28)

Ceiling cornice. Picture rail. Opening to:

OPEN PLAN LIVING DINING KITCHEN

22'0" x 21'5" (6.71 x 6.53)

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating a circular bowl sink unit. Space for Range oven and fridge freezer. Integrated dishwasher. Stainless steel splash back and stainless steel extractor hood. Two radiators. Ample space for living and dining suites. PVCu double glazed window overlooking the rear gardens. Recessed low voltage lighting. Television aerial point. Double doors lead onto the south facing rear gardens.



UTILITY

5'11" x 5'5" (1.80 x 1.65)

Base units with work surfaces over incorporating a stainless steel sink unit with drainer. Wall mounted combination gas central heating boiler. Plumbing for washing machine.

SHOWER ROOM

With a suite comprising tiled shower cubicle, WC and wash hand basin. Radiator. Opaque PVCu double glazed window to the side. Tiled floor. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM ONE

15'0" x 11'1'0"

With lead effect PVCu double glazed bay window to the front. Focal point of a cast iron fireplace. Picture rail. Radiator.

BEDROOM TWO

13'7" x 11'1" (4.14 x 3.38)

PVCu double glazed window to the rear. Focal point of a cast iron fireplace. Radiator.

BEDROOM THREE

12'8" x 7'0" (3.86 x 2.13)

PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR

9'9" x 7'2" (2.97 x 2.18)

PVCu double glazed window to the rear. Radiator.

BEDROOM FIVE

8'2" x 7'1" (2.49 x 2.16)

Lead effect PVCu double glazed window to the front. Radiator.

BATHROOM

9'1" x 8'3" (2.77 x 2.51)

With a white suite with chrome fittings comprising roll top claw foot bath with mixer shower, WC and wash hand basin. Period style radiator with heated towel rail. Opaque PVCu double glazed window to the side. Tiled floor. Half panelled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the block paved driveway provides off road parking and there is an adjacent corner flower bed. Gated access then leads to the rear. To the rear and accessed via the open plan living dining kitchen there is a patio seating area with superb lawned gardens beyond with well stocked flower beds and a southerly aspect to enjoy the sun all day. External water feed and power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

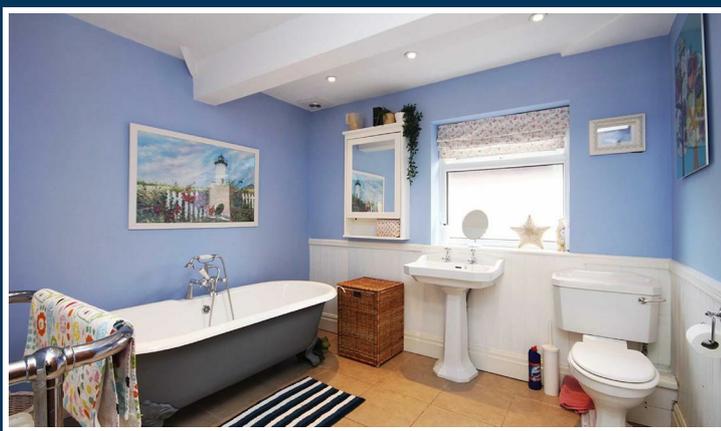
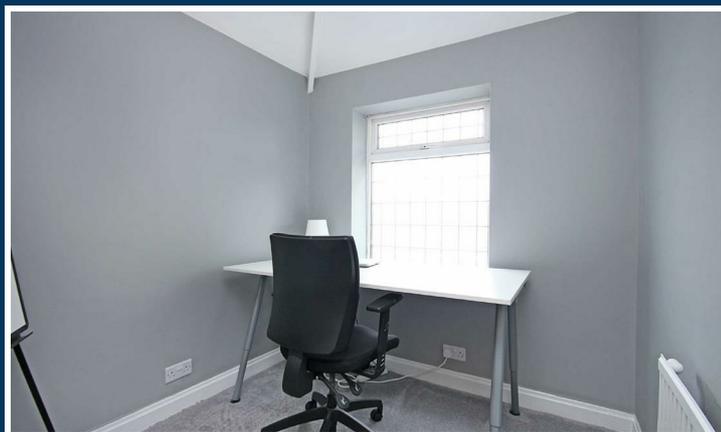
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TENURE

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

NOTE

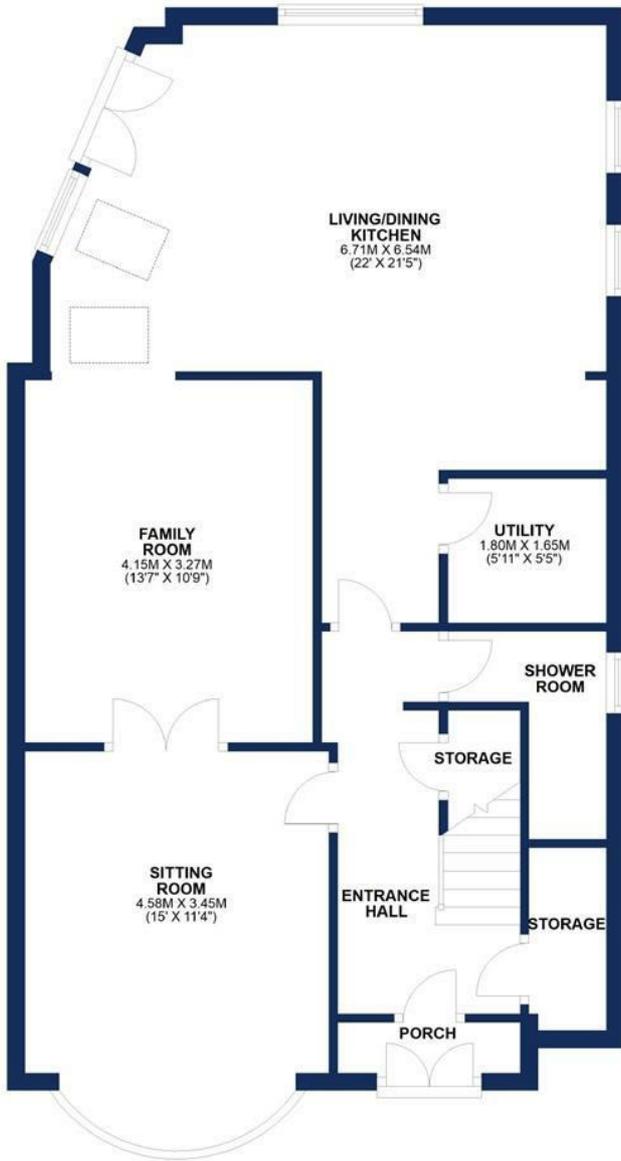
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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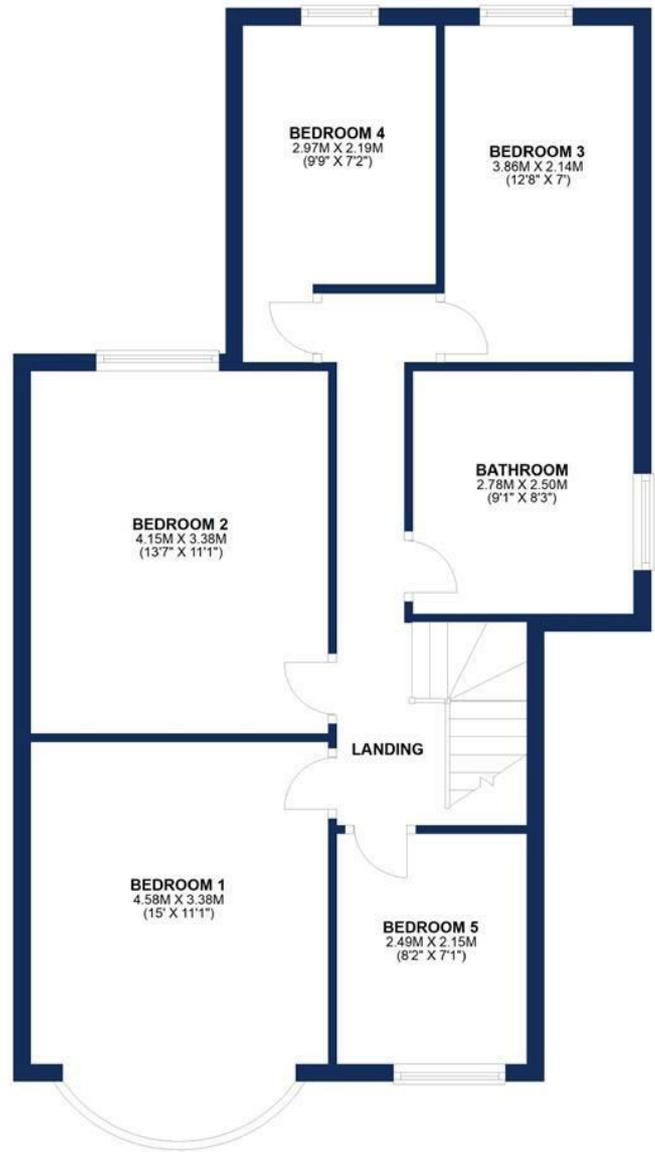
GROUND FLOOR

APPROX. 76.4 SQ. METRES (822.7 SQ. FEET)



FIRST FLOOR

APPROX. 66.1 SQ. METRES (711.3 SQ. FEET)



TOTAL AREA: APPROX. 142.5 SQ. METRES (1534.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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