



/ 6 BRAMHALL CLOSE / TIMPERLEY

OFFERS OVER £250,000

****NO CHAIN*****A superbly proportioned semi detached chalet style family home in a sought after location. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room opening onto a rear dining room with access onto the conservatory, fitted kitchen with door to the rear garden, three bedrooms and family bathroom/WC. Externally there is off road parking within the driveway which leads to a detached garage towards the rear. To the rear is a decked seating area with lawned gardens beyond. Viewing is highly recommended.

DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue to the traffic lights and turn left into Shaftesbury Avenue and right at the next set of lights into Aimson Road

DESCRIPTION

An Excellent Family Home Offering Further Potential

DESCRIPTION

This semi detached family home occupies an enviable position within mature tree lined surroundings in a convenient cul de sac location and with delightful private gardens to the rear and off road parking to the front.

The accommodation is well proportioned throughout and whilst well maintained provides any prospective purchaser a superb opportunity to re-model to individual taste.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall which provides access onto the front sitting room. From the front sitting room there is an opening to the rear dining room which has a door leading onto the conservatory at the rear. The ground floor accommodation is completed by the fitted kitchen again with access to the rear gardens. To the first floor there are three excellent bedrooms serviced by the bathroom/WC. Towards the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden. To the rear is a decked seating area with delightful lawned gardens beyond with well stocked flowerbeds. The driveway also provides access to the detached garage.

The property lies within a sought after location within the catchment area of highly regarded primary and secondary schools. There is also access to surrounding network of motorways and shopping within the market town of Altrincham and the village centre of Timperley.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

With glass panelled PVCu double glazed front door. Ceiling cornice. Stairs to first floor. Radiator. Understairs storage cupboard.



SITTING ROOM

15'0" x 10'3"

PVCu double glazed bay window to the front. Ceiling cornice. Telephone point. Television aerial point. Opening to:

DINING ROOM

10'7" x 8'8"

With ceiling cornice. Radiator. Door to:

CONSERVATORY

10'1" x 7'9"

With tiled floor. Doors provide access to the rear decked seating area with lawned gardens beyond.

KITCHEN

10'7" x 7'8"

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer, washing machine and dishwasher. Tiled walls and floor. Opaque PVCu double glazed window to the side. PVCu double glazed door provides access to the rear garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

13'2" x 9'10"

PVCu double glazed window to the front. Television aerial point. Radiator.

BEDROOM 2

10'7" x 9'10"

With PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

9'5" x 6'5"

With PVCu double glazed window to the front. Airing cupboard housing combination gas central heating boiler. Radiator.

BATHROOM

6'5" x 6'1"

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

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds and access to the detached garage at the rear.

To the rear and accessed via the kitchen and conservatory is a decked seating area with delightful lawned gardens beyond and well stocked flowerbeds.

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.

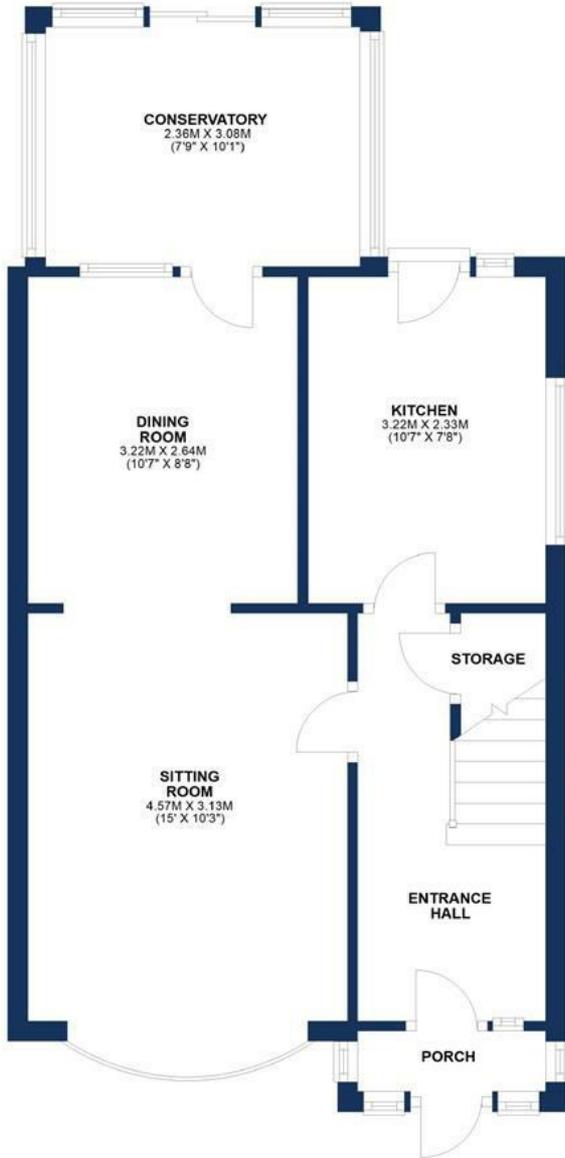
NOTE

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



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GROUND FLOOR
APPROX. 46.3 SQ. METRES (498.8 SQ. FEET)



FIRST FLOOR
APPROX. 37.2 SQ. METRES (400.0 SQ. FEET)



TOTAL AREA: APPROX. 83.5 SQ. METRES (898.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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