

/ III DOWNS DRIVE / TIMPERLEY

OFFERS OVER £450,000

A beautifully presented and extended semi-detached family home in this sought after location within walking distance of Timperley Metrolink station and local shops on Park Road. Welcoming entrance hall with storage cupboard, large sitting room with doors leading onto a full width dining kitchen with large conservatory beyond with double doors leading onto the rear gardens, utility/shower room/WC, four excellent bedrooms and bathroom/WC. Off road parking to the front of the property whilst to the rear there is a patio seating area with lawned gardens beyond all benefiting from a southerly aspect to enjoy the sun all day.

DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road passing Timperley Metrolink station on your right and then take the next turning left into Bollin

DESCRIPTION

An Immaculate Semi-Detached Family Home In An Ideal Location

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This superbly presented semi detached family home is ideally located within walking distance of Timperley Metrolink station and with local shops available on Park Road. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation has been extended to create superbly proportioned living space which needs to be seen to be appreciated. A welcoming entrance hall provides access onto a large sitting room with doors leading onto a full width dining kitchen fitted with a comprehensive range of white high gloss units. The kitchen opens to a large conservatory/living area with doors then leading to the south facing gardens at the rear. The ground floor accommodation is completed by a useful utility room complete with shower and WC. To the first floor there are four well proportioned bedrooms serviced by the modern family bathroom/WC.

To the front of the property the driveway provides off road parking and there is gated access to the rear. Immediately to the rear and accessed via the conservatory there is a patio seating area with delightful lawned gardens beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the standard and proportions of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Spindle balustrade staircase. Radiator. Dado rail. Understairs storage cupboard. Laminate flooring.

SITTING ROOM

20'10" x 11'0"

With PVCu double glazed bay window to the front. Radiator. Laminate flooring. Television aerial point. Telephone point. Ceiling cornice. Double glass panelled doors to:



DINING KITCHEN

11'6" x 18'3"

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating sink unit with hose tap. Breakfast bar. Integrated oven/grill plus 5 ring gas hob with stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher. Radiator. Ceiling cornice. Tiled splashback. Ample space for dining suite.

CONSERVATORY/LIVING AREA

9'11" x 18'11"

Running the full width of the property and with PVCu double glazed doors providing access onto the south facing rear garden. Laminate flooring. Two radiators. Television aerial point. Two velux windows to the rear. Recessed low voltage lighting.

UTILITY/SHOWER ROOM

7'5" x 7'7"

With fitted storage cupboards and space and plumbing for washing machine and dryer. Wall mounted Worcester combination gas central heating boiler. A suite comprising tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Laminate flooring. Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 1

13'8" x 11'0"

PVCu double glazed bay window to the front. Radiator. Laminate flooring. Picture rail.

BEDROOM 2

10'4" x 9'1"

PVCu double glazed window to the rear. Laminate flooring. Radiator.

BEDROOM 3

7'11" x 10'11"

PVCu double glazed window to the rear. Laminate flooring. Radiator. Picture rail.

BEDROOM 4

7'11" x 7'7"

PVCu double glazed window to the front. Radiator. Laminate flooring.

BATHROOM

7'7" x 4'7"

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Extractor fan. Recessed low voltage lighting.

OUTSIDE

To the front of the property the block paved drive provides off road parking and gated access leads to the rear. To the rear is a patio seating area accessed via the conservatory with delightful lawned gardens beyond with fenced borders with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

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

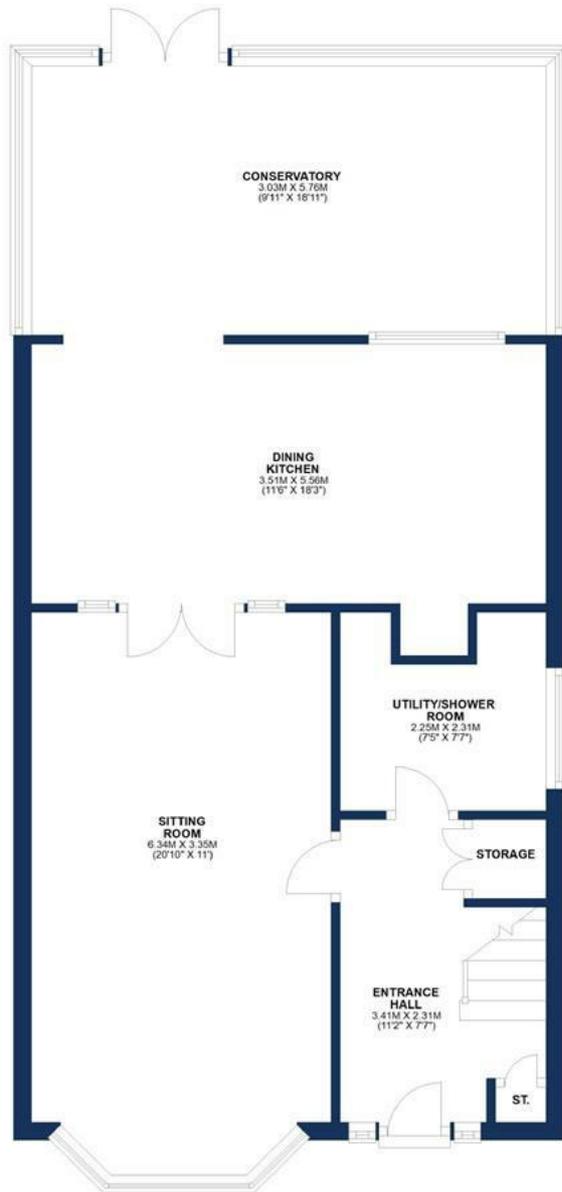
NOTE

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. 69.0 SQ. METRES (743.2 SQ. FEET)



FIRST FLOOR
APPROX. 42.4 SQ. METRES (456.6 SQ. FEET)



TOTAL AREA: APPROX. 111.5 SQ. METRES (1199.8 SQ. FEET)
Floorplans For Illustrative Purposes Only.



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