



/ 15 DEANSGATE LANE / TIMPERLEY

OFFERS OVER £450,000

Beautifully presented and extended to an excellent standard this is a superbly presented family home in an ideal location within easy reach of local shops and also the Metrolink station. The accommodation briefly comprises entrance hall, living room, superb open plan living dining kitchen with a full range of integrated appliances & double doors leading onto the patio seating area with lawned gardens beyond. Separate utility room and cloakroom/WC. To the first floor there are three bedrooms plus modern bathroom/WC. Off road parking within the driveway and gated access to the side and rear. Viewing is essential.

DIRECTIONS

From our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road and turn left into Moss Lane. Continue over the bridge and follow Moss Lane round to the right where it becomes

DESCRIPTION

A Superb and Extended Three Bedroom Family Home in an Excellent Location

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A traditional semi detached family home that has undergone a complete programme of modernisation and extension in recent years. Beautifully presented throughout the accommodation comprises traditional features with contemporary fittings.

To the front of the property there is a separate well proportioned living room whilst to the rear there is an impressive open plan living dining kitchen fitted with a comprehensive range of high gloss wall and base units with Corian work surfaces, this really is the heart of the home, also with a range of integrated appliances and access to the rear patio with lawned gardens beyond. The ground floor accommodation is completed by the separate utility room with cloakroom/WC off.

To the first floor there are three bedrooms and bathroom fitted with modern new white suite.

To the front of the property there is a large flagged driveway providing off road parking and gated access leads to the rear.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of the Metrolink station providing a commuter service into Manchester and with Altrincham town centre a little further distant.

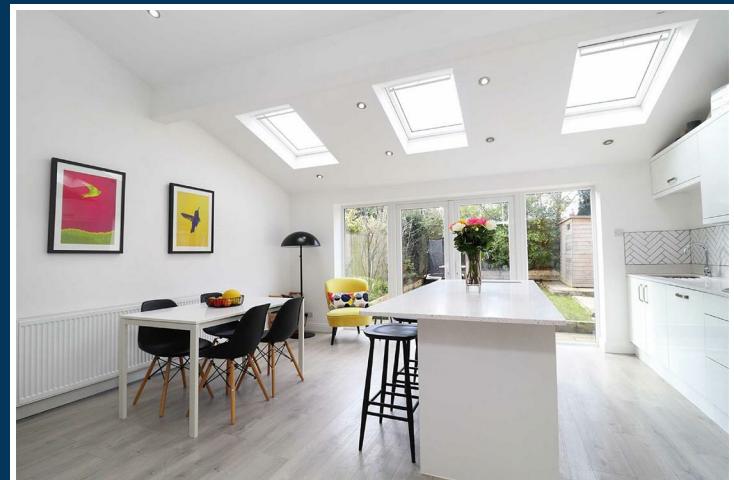
Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Recessed low voltage lighting. Spindle balustrade staircase to first floor. Laminate wood flooring.



LIVING ROOM

18'8" into the bay x 9'6"

PVCu double glazed bay window to the front. Focal point of an electric log effect fuel burner. Radiator.

OPEN PLAN LIVING DINING KITCHEN

19'8" x 16'9"

An impressive open plan area fitted with a comprehensive range of high gloss wall and base units with Corian work surfaces over incorporating a 1 ½ bowl stainless steel sink unit plus central island incorporating breakfast bar and additional rising stainless steel sink unit. Integrated Bosch oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Laminate wood flooring. Recessed low voltage lighting. Three velux windows to the rear. PVCu double glazed doors provide access onto the rear patio with lawned gardens beyond. Tiled splashback. Fitted shelving to the living area.

UTILITY

5'11" x 4'8"

Quartz fleck work surface with storage cupboard beneath and washing machine and separate dryer. Extractor fan. Recessed low voltage lighting. Laminate wood flooring. Wall mounted combination gas central heating boiler. Tiled splashback.

CLOAKROOM/WC

5'0" x 4'8"

With modern white suite with chrome fittings comprising low level WC and corner wash hand basin with storage beneath. Recessed low voltage lighting. Extractor fan. Heated towel rail. Laminate wood flooring. Part tiled walls and splashback.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Storage cupboard.

BEDROOM 1

12'5" x 9'3"

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

9'11" x 9'5"

PVCu double glazed window to the rear. Radiator. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 3

7'8" x 5'7"

PVCu double glazed window to the front. Radiator.

BATHROOM

5'11" x 5'4"

With a modern white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin with storage beneath and WC. Chrome heated towel rail. Part tiled walls. Tiled floor. Extractor fan. Opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and gated access leads to the rear.

To the rear accessed off the open plan living dining kitchen there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

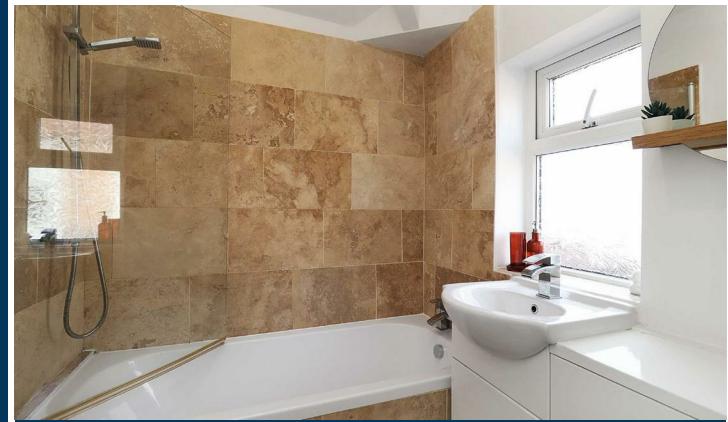
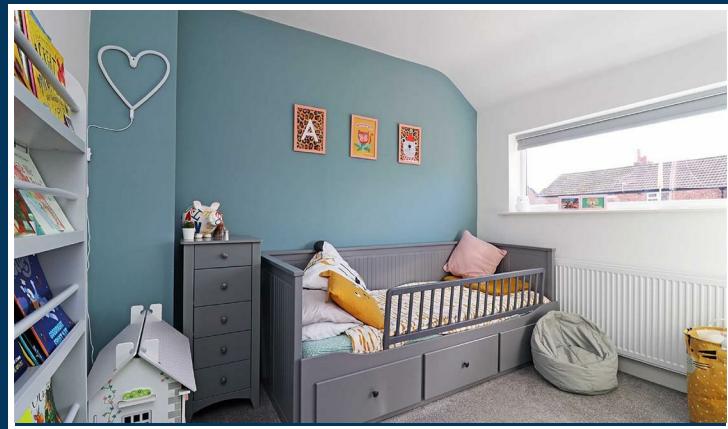
Band C.

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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