



50 THE TRIANGLE | TIMPERLEY

£299,950

****BEST OFFERS IN WRITING TO TIMPERLEY@IANMACKLIN.COM WITH SUPPORTING FINANCIAL EVIDENCE BY FRIDAY 1ST APRIL 12 NOON **NO ONWARD CHAIN**** A superb opportunity to purchase a well proportioned semi detached family home in an ideal location within walking distance of Timperley village centre and providing any prospective purchaser the opportunity to re-model to individual taste and extend subject to relevant permission's being obtained. The accommodation briefly comprises canopy porch, entrance hall, sitting room and separate dining room, kitchen, three bedrooms and bathroom/WC. Off road parking within the driveway to the front and delightful lawned gardens to the rear enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6DP

DESCRIPTION

This semi detached family home is well maintained throughout and well proportioned with the benefit of PVCu double glazing and gas central heating. The location is ideal being well placed for access to the shopping centre within Timperley village and Timperley Metrolink station a little further along Park Road providing a commuter service into Manchester.

The accommodation is approached via a welcoming entrance hall which provides access onto a dining room towards the front whilst to the rear is a separate sitting room with a focal point of a tiled fireplace and the ground floor accommodation is completed by the fitted kitchen with door to the gardens. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC.

Externally there is off road parking within the driveway which extends towards the side leading to a garage. The gardens at the rear are laid mainly to lawn with well stocked flowerbeds and enjoy a high degree of privacy. There is also paved seating area that extends from the rear to the side.

The property offers any prospective purchaser the opportunity to extend and re-model to individual taste subject to the relevant permissions being obtained.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Radiator. Stairs to first floor. Picture rail. Cloaks cupboard.

DINING ROOM

13'1" x 11'9" (3.99 x 3.58)

PVCu double glazed bay window to the front. Radiator. Fitted storage and shelving. Picture rail.

SITTING ROOM

13'2" x 11'0" (4.01 x 3.35)

With a focal point of a tiled fireplace and hearth. PVCu double glazed window to the rear. Radiator. Television aerial point. Picture rail. Ceiling cornice. Telephone point. Fitted storage and shelving.

KITCHEN

9'9" x 6'11" (2.97 x 2.11)

With a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for all appliances. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side. Half tiled walls. Wall mounted gas central heating boiler.

FIRST FLOOR



LANDING

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

BEDROOM 1

12'4" x 11'11" (3.76 x 3.63)

With PVCu double glazed window to the front. Fitted storage cupboards. Radiator. Picture rail.

BEDROOM 2

12'0" x 10'7" (3.66 x 3.23)

PVCu double glazed window to the rear. Fitted storage cupboard plus airing cupboard housing hot water cylinder. Radiator. Picture rail.

BEDROOM 3

9'0" x 7'4" (2.74 x 2.24)

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

BATHROOM

6'3" x 6'2" (1.91 x 1.88)

With suite comprising panelled bath with electric shower over, WC and wash hand basin. Half tiled walls. Radiator. Opaque PVCu double glazed window to the front.

OUTSIDE

Towards the front of the property is off road parking within the flagged driveway which continues to the side and there is gated access to the rear. To the rear there are lawned gardens with well stocked flowerbeds and mature hedge and fence borders all enjoying a high degree of privacy. There is also paved seating area that extends from the rear to the side. Towards the rear gardens there is also a detached garage.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

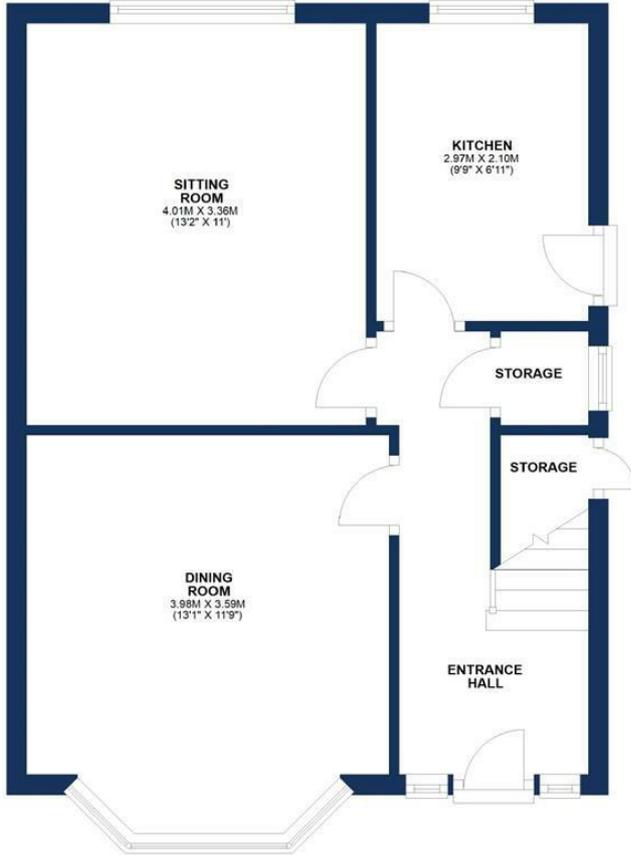
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC available upon request.

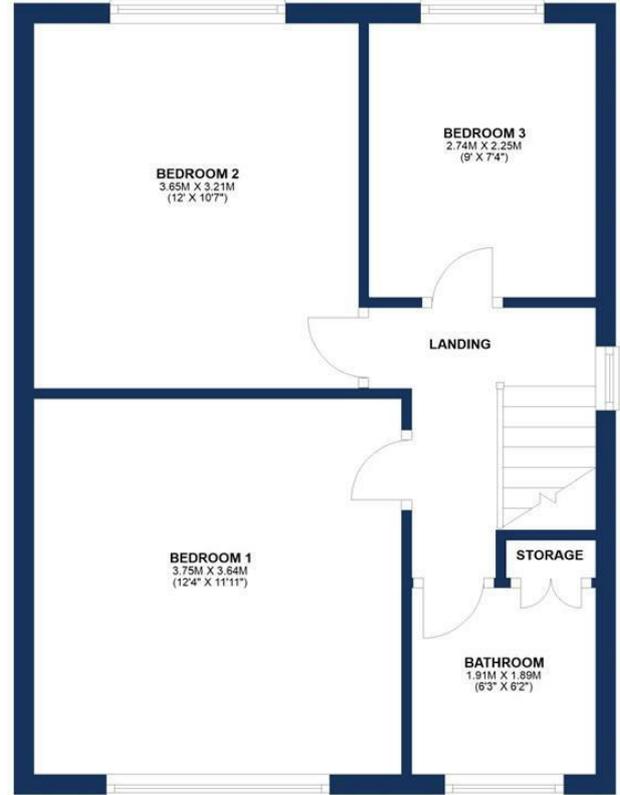


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GROUND FLOOR
APPROX. 42.2 SQ. METRES (453.8 SQ. FEET)



FIRST FLOOR
APPROX. 41.7 SQ. METRES (449.1 SQ. FEET)



TOTAL AREA: APPROX. 83.9 SQ. METRES (902.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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