



11 HOLLINSCROFT AVENUE | TIMPERLEY

ASKING PRICE £340,000

A superbly proportioned semi detached family home in a popular residential location benefiting from off road parking and superb south-westerly facing gardens to the rear. The accommodation briefly comprises large entrance hall with storage cupboards, full depth living room, full depth dining kitchen with access to the dining room and garden beyond, three bedrooms and bathroom/WC. Gravel driveway provides off road parking for two cars. Gas central heating and double glazing.

POSTCODE: WA15 7HZ

DESCRIPTION

A superbly proportioned semi detached family home in a popular residential location benefiting from off road parking to the front.

The accommodation is tastefully appointed and superbly proportioned and features a welcoming entrance hall with great storage space. There is a full depth living room with a focal point of a living flame gas fire and with windows to the front and window/door to the dining room and there is also a full depth dining kitchen with modern units and superb breakfast bar and with access to the dining room and rear gardens beyond. To the first floor there are three well proportioned bedrooms, family bathroom and separate WC.

To the front of the property there is a gravel driveway providing off road parking for two cars.

To the rear the gardens are laid mainly to lawn all enclosed by hedge and fence boundaries. There is also a detached garage.

Gas fired central heating has been installed together with PVCu double glazing.

A superb family home - an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Fitted storage cupboard. Radiator. Stairs to first floor.

SITTING ROOM

15'11" x 9'10" (4.85 x 3.00)

With a focal point of a contemporary living flame gas fire. Picture rail. PVCu double glazed windows to the front. PVCu double glazed window and PVCu doors to the dining room. Large understairs storage cupboard. Radiator. Television point. Wall light point.

BREAKFAST KITCHEN

15'11" x 8'11" (4.85 x 2.72)

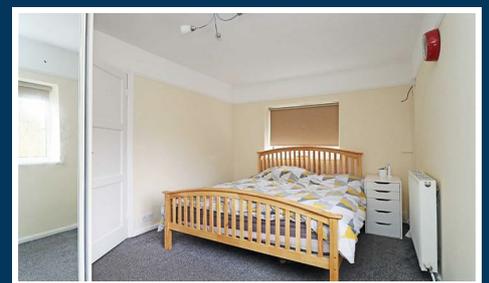
Fitted with modern wall and base units with heat resistant work surfaces over incorporating stainless steel sink unit and drainer. Space for Range style oven/cooker, stainless steel extractor/canopy with light. Space and plumbing for washing machine. Cupboard housing the gas central heating boiler. Two PVCu double glazed windows. PVCu double glazed door providing access to the dining room. Part tiled walls. Radiator. Laminate wood flooring.

DINING ROOM

19'9" x 8'11" (6.02 x 2.72)

Radiator. Laminate wood flooring. Wall light point. PVCu double glazed door providing access to the garden.

FIRST FLOOR



LANDING

PVCu double glazed window to the rear. Storage cupboard. Loft access hatch.

BEDROOM ONE

15'11" x 8'11" (4.85 x 2.72)

PVCu double glazed windows to the front and rear. Fitted mirror fronted wardrobes with sliding doors. Radiator. Picture rail.

BEDROOM TWO

9'10" x 8'9" (3.00 x 2.67)

PVCu double glazed window overlooking the rear garden. Fitted mirror fronted wardrobes with sliding door. Radiator. Picture rail.

BEDROOM THREE

9'10" x 6'10" (3.00 x 2.08)

Double glazed window to the front. Fitted wardrobes. Radiator. Picture rail.

BATHROOM

5'7" x 4'10" (1.70 x 1.47)

Fitted with a white suite comprising wash hand basin with storage beneath and panelled bath with electric shower over. Opaque PVCu double glazed window to the front. Radiator. Fully tiled walls. Laminate flooring.

WC

With low level WC. Part tiled walls. Opaque PVCu double glazed window to the front.

OUTSIDE

To the front of the property a gravel driveway provides off road parking. Gates lead to the detached garage and the south westerly facing rear gardens which are laid mainly to lawn and enclosed by hedge and fence boundaries. The garden also features a shed/summer house and security lighting.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

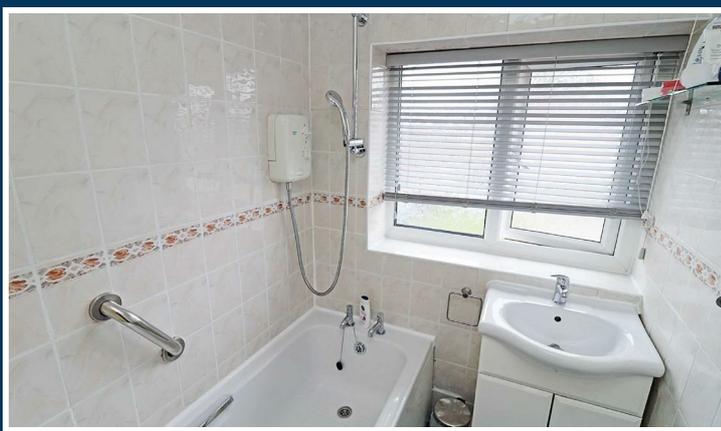
Band B.

TENURE

We are informed the property is freehold and free from chief rent. This should be verified by your Solicitor.

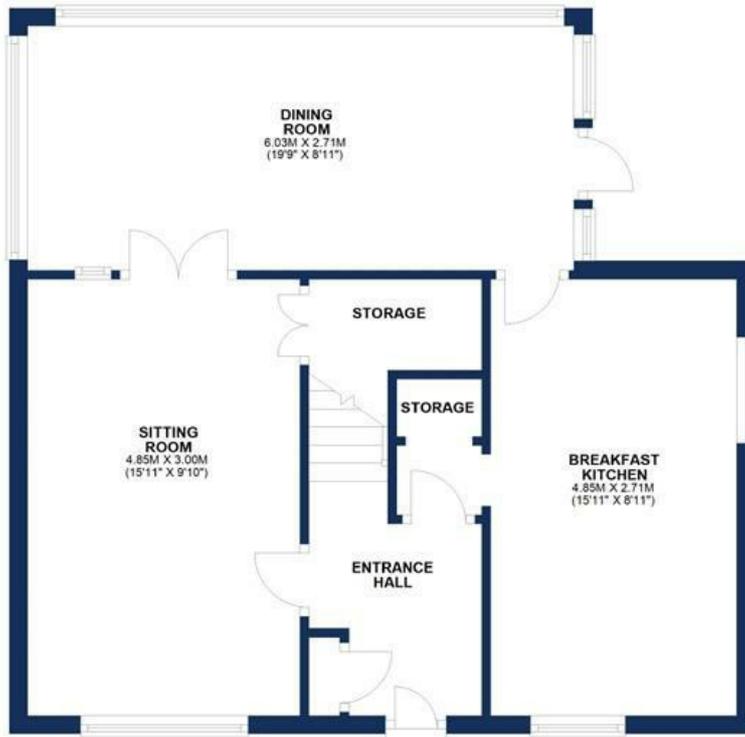
NOTE

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

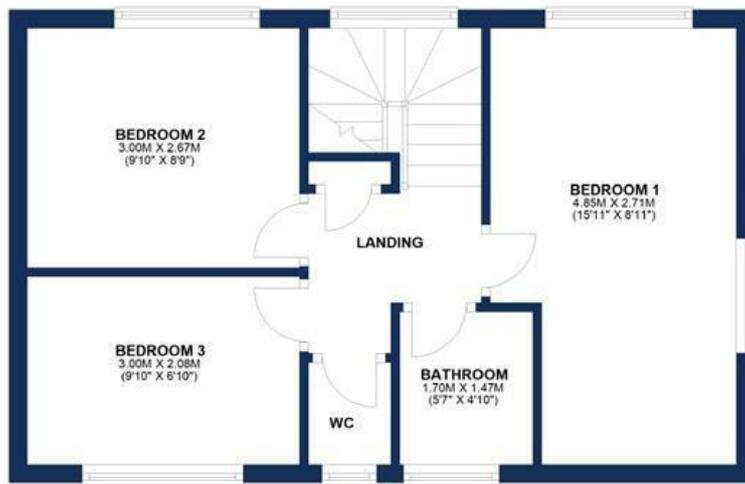


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GROUND FLOOR
APPROX. 54.9 SQ. METRES (590.6 SQ. FEET)



FIRST FLOOR
APPROX. 37.9 SQ. METRES (408.2 SQ. FEET)



TOTAL AREA: APPROX. 92.8 SQ. METRES (998.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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