



**18 MOSSFIELD ROAD | TIMPERLEY**

**OFFERS OVER £250,000**

**BEST OFFERS MONDAY 11TH APRIL 5PM to [timperley@ianmacklin.com](mailto:timperley@ianmacklin.com) together with supporting documents/proof of funds. \*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned end terraced family home in a popular residential location. The accommodation briefly comprises entrance hall, full depth sitting room, kitchen with access to the rear garden, adjacent utility room with access to the side, three excellent bedrooms and bathroom with separate WC. Off road parking within the driveway which leads to the detached garage and is flanked by lawned gardens. To the rear is a hardstanding seating area with lawned gardens beyond. Viewing is essential to appreciate the proportions of accommodation on offer.

POSTCODE: WA15 7DH

## DESCRIPTION

Built to a traditional design this attractive double fronted family home forms part of a popular location containing houses mainly of a similar design.

The property is superbly proportioned throughout. To the ground floor the entrance hall leads onto a full depth sitting room to one side whilst towards the rear is a fitted kitchen with access to the rear garden and also an adjacent utility room with access to the side. To the first floor the master bedroom again runs the full depth of the property and there are two further well proportioned bedrooms all serviced by the family bathroom with separate WC.

Externally double gates lead onto the driveway providing off road parking and access to the garage and there is also gated pedestrian access. There are gardens to both sides laid mainly to lawn and to the rear is a hardstanding seating area with lawned gardens beyond.

The location is ideal being within easy reach of Timperley village centre and with Altrincham town centre a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb property with further potential and viewing is highly recommended.

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## ACCOMMODATION

### GROUND FLOOR

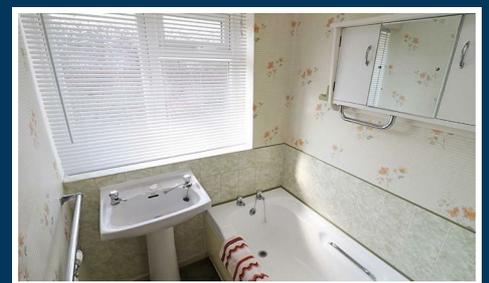
#### ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Telephone point. Meter cupboard.

#### SITTING ROOM

15'10" x 9'11" (4.83 x 3.02)

PVCu double glazed windows to the front and rear. Television aerial point. Radiator. Understairs storage cupboard. Wall mounted gas fired. Ceiling cornice.



## KITCHEN

8'11" x 8'5" (2.72 x 2.57)

With a range of wall and base units plus work surfaces incorporating a stainless steel sink unit with drainer. PVCu double glazed window to the side. Door provides access to the rear. Radiator. Tiled splashback. Space for all appliances.

## UTILITY ROOM

8'11" x 7'1" (2.72 x 2.16)

Opaque PVCu double glazed window to the front. Work surface. Door to the side. Wall mounted Vaillant combination gas central heating boiler. Radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

15'10" x 8'11" (4.83 x 2.72)

Running the full depth of the property and with PVCu double glazed windows to the side and rear. Two radiators. Television aerial point. Telephone point.

### BEDROOM 2

9'11" x 8'9" (3.02 x 2.67)

PVCu double glazed window to the rear. Television aerial point. Picture rail.

### BEDROOM 3

9'11" x 7'0" (3.02 x 2.13)

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

## BATHROOM

5'9" x 4'11" (1.75 x 1.50)

With a white suite with chrome fittings comprising panelled bath and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the front. Radiator.

## SEPARATE WC

With WC and opaque PVCu double glazed window to the front. Radiator.

## OUTSIDE

Towards the front of the property there is both gated pedestrian and vehicular access and the driveway provides off road parking and access to the detached garage. To either side there are gardens laid mainly to lawn and there is gated access towards the rear. To the rear is a hardstanding seating area with lawned gardens beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

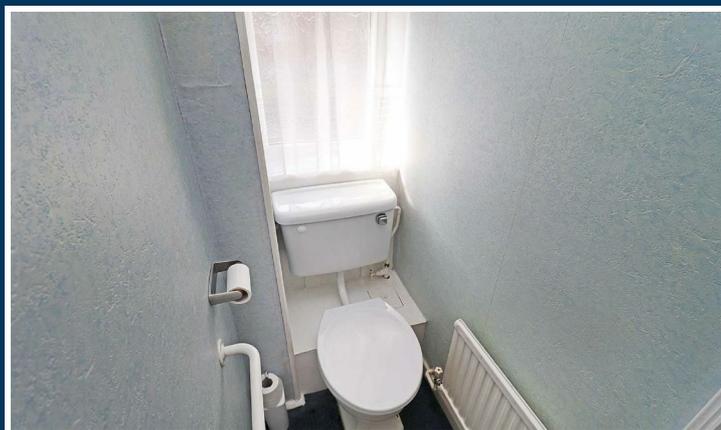
## TENURE

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

## NOTE

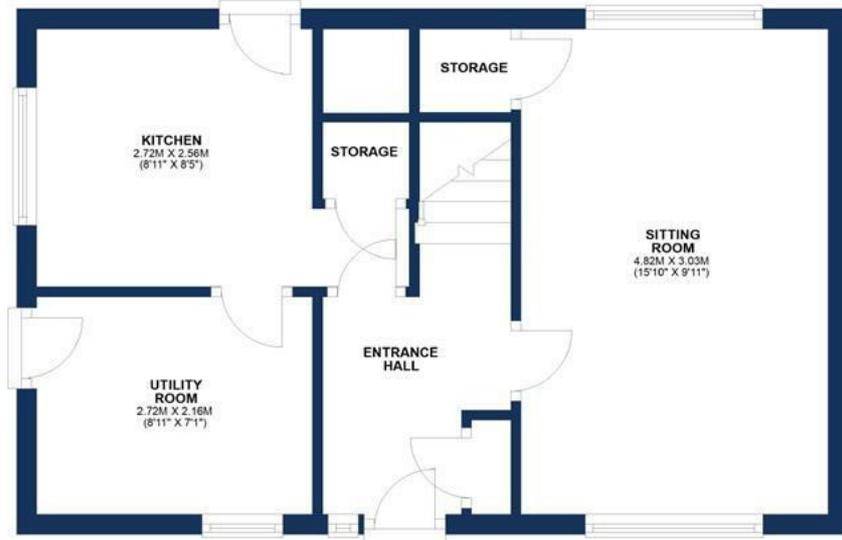
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC available upon request.

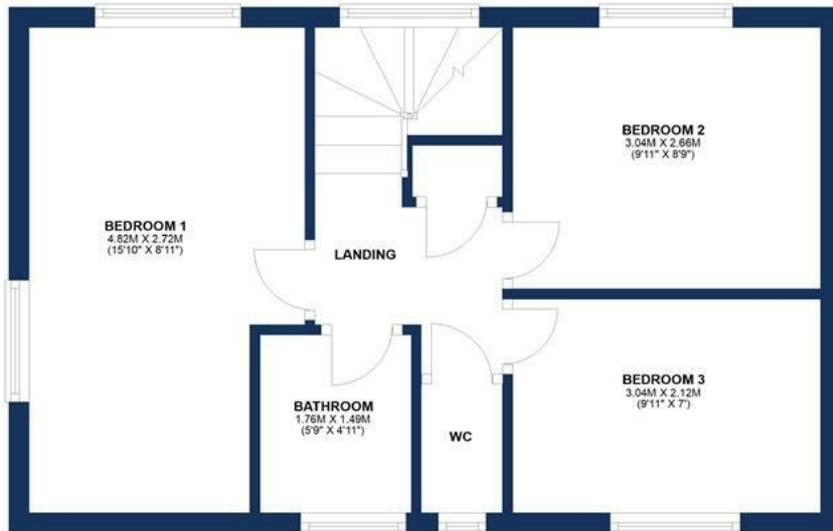


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**GROUND FLOOR**  
APPROX. 37.6 SQ. METRES (404.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 37.6 SQ. METRES (404.7 SQ. FEET)



TOTAL AREA: APPROX. 75.2 SQ. METRES (809.3 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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