



/ 5 FERN VIEW / TIMPERLEY

£320,000

A superbly proportioned modern semi-detached family home in a sought after location. The accommodation briefly comprises entrance vestibule, full width living room and full width dining kitchen with access to the superb rear gardens, A side extension provides a third bedroom with en suite wet room/WC. To the first floor there are two well proportioned bedrooms and bathroom/WC. Off road parking within the driveway to the front whilst to the rear there are attractive lawned gardens with a Westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue through the next set of traffic lights and after the church turn left into Ridgeway Road, at the bottom of

DESCRIPTION

A Superbly Proportioned Semi-Detached Family Home In An Ideal Location

DESCRIPTION

Occupying a convenient position in a quiet popular residential location this generously proportioned semi-detached family home is highly recommended.

The accommodation is well presented and proportioned throughout and an enclosed porch provides access to the full width sitting room. To the rear there is a full width breakfast kitchen fitted with modern white high gloss units and with doors leading onto the attractive rear gardens. The property has been extended to provide a third bedroom with access to the rear gardens and also with an adjacent wet room/WC. To the first floor there are two bedrooms, both benefitting from fitted wardrobes and serviced by the modern bathroom/WC.

To the front of the property the driveway provides off road parking To the rear and accessed via the breakfast kitchen there is a patio seating area with attractive lawned gardens beyond with well stocked flower beds, all benefitting from a Westerly aspect to enjoy the afternoon and evening sun.

A superb property and viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

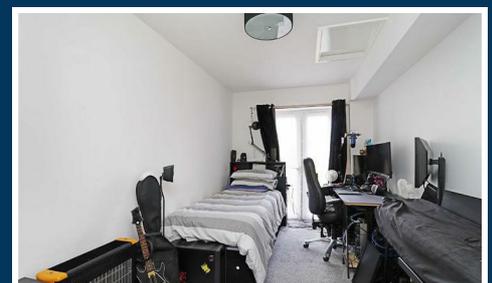
ENCLOSED PORCH

PVCu double glazed front door. Glass panelled door to:

SITTING ROOM

15'1" x 11'11"

PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Spindle balustrade staircase to first floor. Understairs storage cupboard.



BREAKFAST KITCHEN

11'11" x 8'1"

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating stainless steel sink unit with drainer plus hose tap. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer. Integrated dishwasher and washing machine. Cupboard housing Worcester combination gas central heating boiler. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the rear gardens. Tiled splashback. Tiled floor. Radiator.

BEDROOM THREE

14'2" x 7'7"

Double PVCu double glazed doors to the rear garden. Loft access hatch. Radiator.

EN SUITE WET ROOM

8'7" x 7'7"

Well proportioned wet room with shower, WC and wash hand basin. Part tiled walls. Opaque PVCu double glazed window to the front.

FIRST FLOOR

LANDING

BEDROOM ONE

12'3" x 11'11"

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM TWO

9'10" x 8'1"

PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BATHROOM

9'0" x 4'9"

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Part tiled walls. Radiator. Opaque PVCu double glazed window to the side. Airing cupboard.

OUTSIDE

To the front of the property the drive provides off road parking. To the rear and accessed via the breakfast kitchen and bedroom 3 is a patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Large garden shed with light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Trafford Borough Council Band 'C'

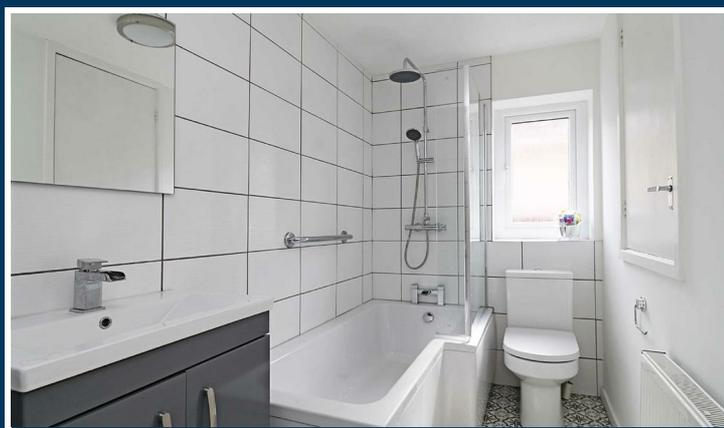
TENURE

We are informed the property is Leasehold for 999 years from 1990 with a ground rent payable of £45.00 pa. This should be verified by your Solicitor.

NOTE

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

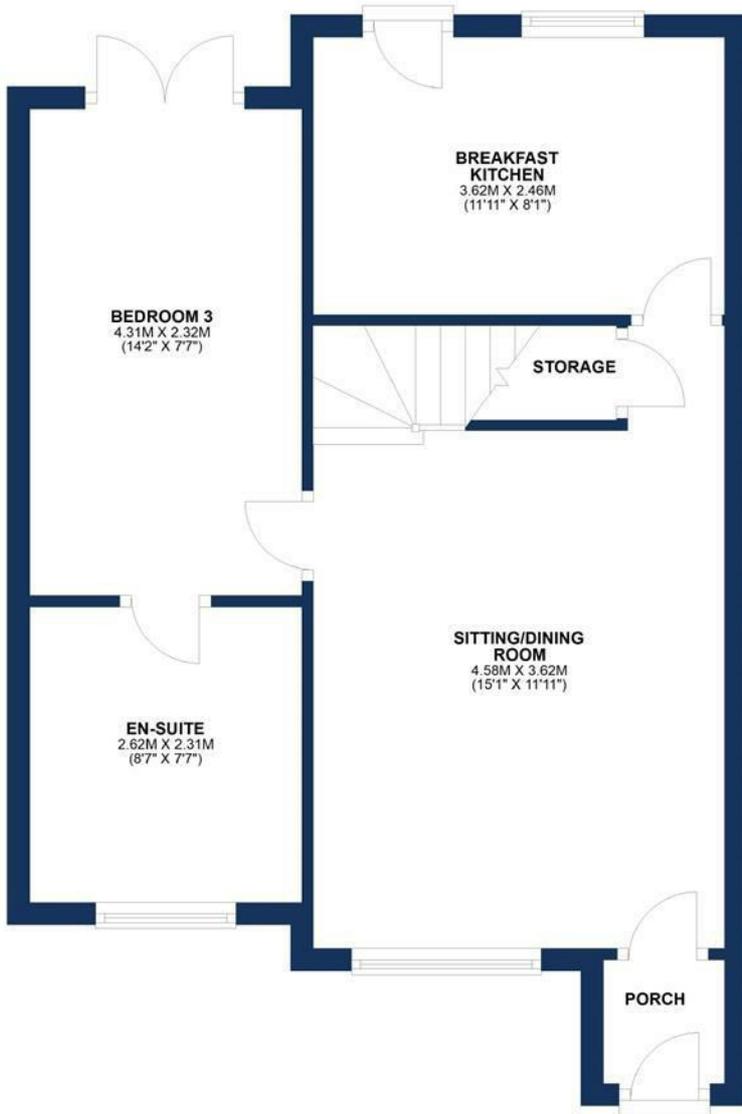
EPC available upon request.



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GROUND FLOOR

APPROX. 48.1 SQ. METRES (517.3 SQ. FEET)



FIRST FLOOR

APPROX. 29.2 SQ. METRES (314.8 SQ. FEET)



TOTAL AREA: APPROX. 77.3 SQ. METRES (832.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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