



25 GIPSEY MOTH CLOSE | TIMPERLEY

OFFERS OVER £150,000

A superbly presented and well proportioned modern second floor apartment with the benefit of commanding tree lined views. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage cupboard, open plan living/dining kitchen with integrated appliances, master bedroom with en-suite shower room/WC, additional double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Secure resident parking and adjacent visitor parking. Communal grounds laid mainly to lawn.

POSTCODE: WA15 7GH

DESCRIPTION

A Superbly Presented And Well Proportioned Modern Apartment

DESCRIPTION

Ideal for any first time buyers or investors, a modern development of apartments which are superbly proportioned throughout and need to be seen to be appreciated. Positioned on the second floor there is the added advantage of far reaching tree lined views toward the Penines and also the sky line of Manchester city centre.

Approached beyond a secure communal entrance hall with turned spindle balustrade staircase leading to a shared reception area with the adjacent apartment. The private entrance hall incorporates a useful storage cupboard and provides access to all rooms. The spacious and naturally light open plan living space features a Shaker style fitted kitchen with integrated appliances alongside ample space for dining and additional seating.

The excellent master bedroom benefits from an en suite shower room/WC and the second double bedroom is served by the main bathroom/WC.

Externally there is a visitor parking area with secure allocated resident parking accessed beyond remotely operated gates. The communal grounds are well maintained and are laid mainly to lawn.

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

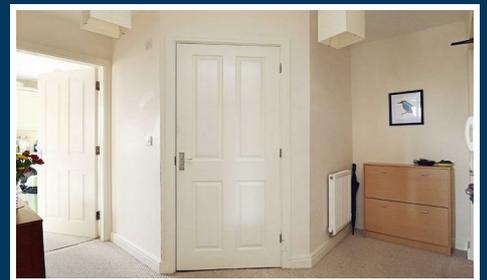
ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

Secure entry system with staircase to the upper floors.

SECOND FLOOR



PRIVATE ENTRANCE HALL

Panelled hardwood front door. Entry phone system. Cloaks cupboard. Radiator.

LIVING/DINING KITCHEN

24'10" x 11'0" (7.57 x 3.35)

Planned to incorporate:

LIVING/DINING AREA

With ample space for both sitting and dining suites. PVCu double glazed window to the front and opaque PVCu double glazed window to the side. TV/FM/SAT aerial point. Telephone point. Radiator.

KITCHEN

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above and fridge/freezer. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Slate effect flooring.

BEDROOM ONE

12'10" x 10'10" (3.91 x 3.30)

PVCu double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC

8'6" x 7'8" (2.59 x 2.34)

White/chrome pedestal wash basin and low level WC set within tiled surrounds. Tiled shower enclosure with thermostatic shower. Marble effect flooring. Shaver point. Extractor fan. Radiator.

BEDROOM TWO

13'0" x 8'4" (3.96 x 2.54)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

7'1" x 6'3" (2.16 x 1.91)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin and low level WC all set within tiled surrounds. Tile effect flooring. Shaver point. Extractor fan. Radiator.

OUTSIDE

Secure resident parking beyond remotely operated gates and allocated visitor parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a leasehold basis and subject to a ground rent of £131.77 per annum. This should be verified by your solicitor.

SERVICE CHARGE

We understand the service charge is approximately £90.00 per calendar month. This includes cleaning and lighting of the common parts and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band "B"

NOTE

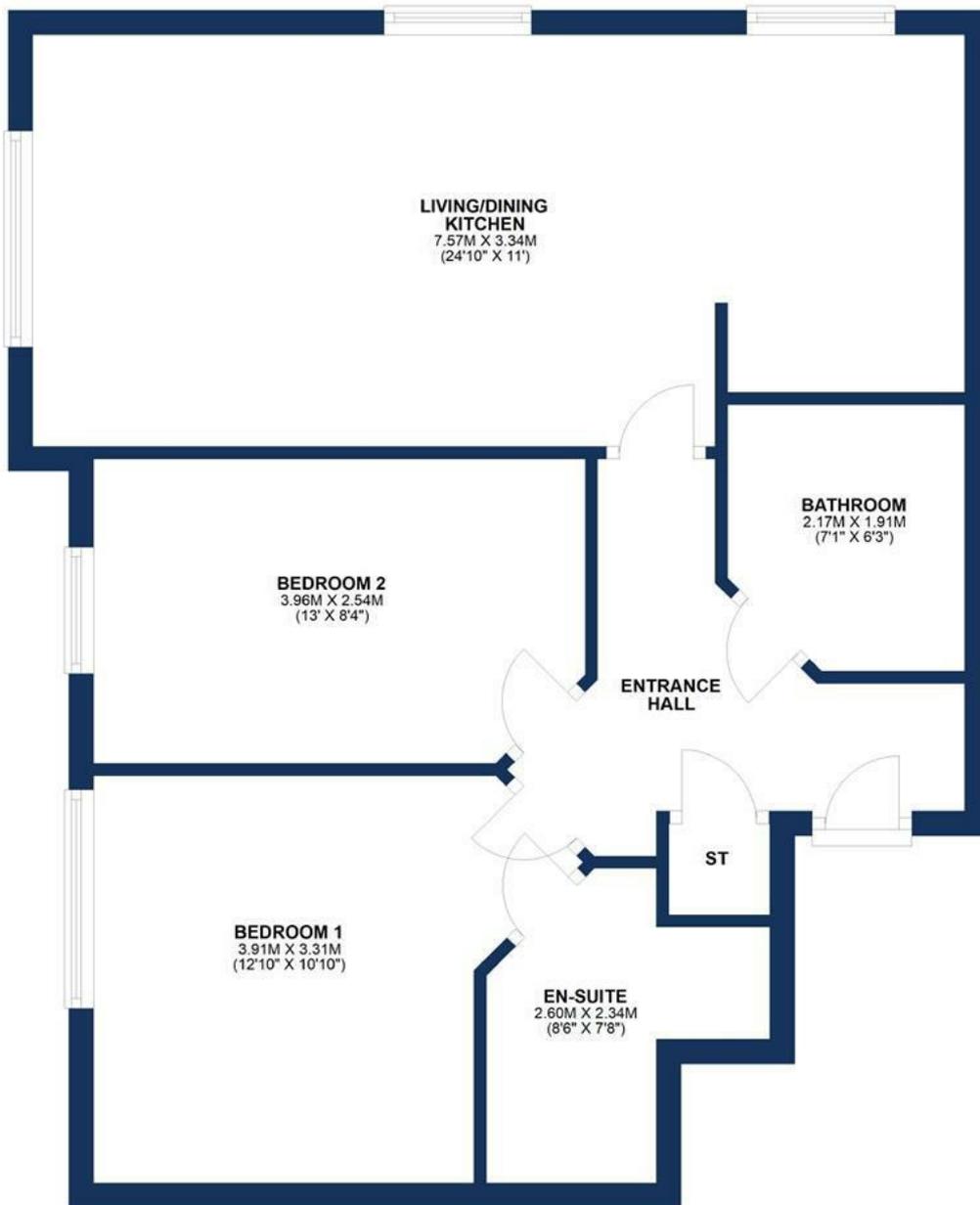
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 61.3 SQ. METRES (659.9 SQ. FEET)



TOTAL AREA: APPROX. 61.3 SQ. METRES (659.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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