



20 CHEAM ROAD | TIMPERLEY

OFFERS OVER £450,000

An extended semi detached family home in a sought after location which needs to be seen to be appreciated. Welcoming entrance hallway with separate cloaks area, large sitting room with dining room beyond with access onto the rear garden, breakfast kitchen with modern white units and a range of integrated appliances and with access to the garden. Shower room/WC. Three excellent bedrooms to the first floor serviced by the modern shower room/WC. Off road parking within the driveway and gated access to the side. To the rear is a patio seating area with lawned gardens beyond. A superb family home and viewing is highly recommended.

POSTCODE: WA15 6BQ

DESCRIPTION

This semi detached family home has been extended to create exceptional living space complimented by quality fittings and is ideally located with Timperley Metrolink station within walking distance and with local shops on Park Road and also lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented throughout and a large welcoming entrance hall features a separate cloaks area and provides access onto the adjacent living room. There are double glass panelled doors leading onto the dining room at the rear of the property which has access onto the rear gardens. Also to the rear is an impressive breakfast kitchen with modern units and a range of integrated appliances and the ground floor accommodation is completed by the shower room/WC. To the first floor there are three excellent bedrooms, the master benefitting from a separate dressing area and they are all serviced by the modern shower room/WC.

To the front of the property the driveway provides off road parking and there is gated access to the side. To the rear is a patio seating area with delightful lawned gardens beyond.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Spindle balustrade staircase to first floor. Radiator. Display shelving with inset lighting. Separate cloaks area with recessed low voltage lighting. Telephone point.

LIVING ROOM

18'0" x 11'1" (5.49 x 3.38)

With PVCu double glazed bay window to the front. Living flame gas fire. Television aerial point. Radiator. Double glass panelled doors to:

DINING ROOM

12'10" x 11'1" (3.91 x 3.38)

With PVCu double glazed window to the rear. Composite stable style door provides access to the rear garden. Television aerial point. Recessed low voltage lighting. Radiator.

BREAKFAST KITCHEN

20'5" x 10'11" (6.22 x 3.33)

Fitted with a comprehensive range of modern cream/off white units with contrasting work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer plus breakfast bar, Integrated oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Integrated dishwasher, fridge freezer and washing machine. Large larder cupboard with automatic lighting. Luxury vinyl flooring. PVCu double glazed window to the rear and door provides access to the side. Cupboard housing combination gas central heating boiler. Recessed low voltage lighting. Radiator.

SHOWER ROOM

8'8" x 5'10" (2.64 x 1.78)

Fitted with a contemporary suite comprising tiled shower enclosure, WC and wash hand basin. Chrome heated towel rail. Luxury vinyl flooring. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled walls. Underfloor heating.



FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

22'5" x 11'0" (6.83 x 3.35)

Two PVCu double glazed windows to the rear. Fitted wardrobes within separate dressing area with recessed low voltage lighting. Fitted chest of drawers. Radiator.

BEDROOM 2

13'6" x 10'11" (4.11 x 3.33)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

11'1" x 7'9" (3.38 x 2.36)

With PVCu double glazed window to the front. Fitted office furniture and storage. Recessed low voltage lighting. Luxury vinyl flooring. Radiator.

SHOWER ROOM

8'0" x 7'8" (2.44 x 2.34)

Fitted with a modern suite comprising tiled shower enclosure, WC and wash basin. Chrome heated towel rail. Luxury vinyl flooring. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled walls. Underfloor heating.

OUTSIDE

To the front of the property the drive provides off road parking and there is gated access to the side. To the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. External water feed. External power points to front and rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

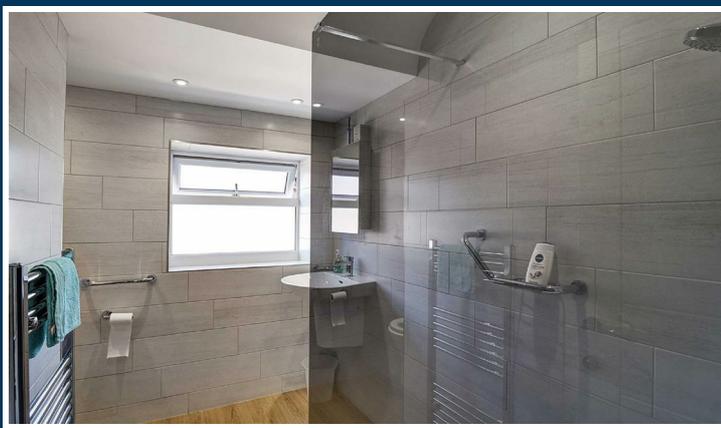
We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

NOTE

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

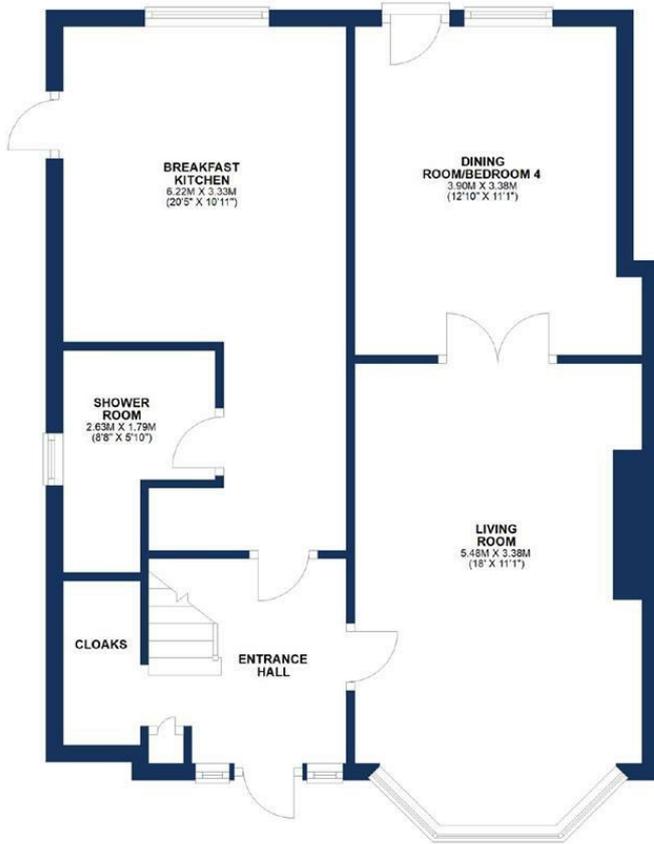
DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road for approximately 1 mile and turn right into Riddings Road. Take the first left into Cheam Road where the property can be found on the right hand side.

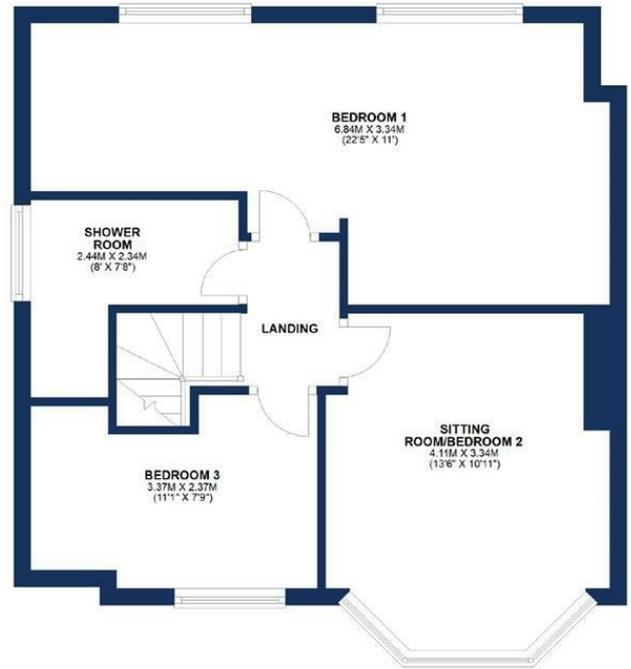


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GROUND FLOOR
APPROX. 59.0 SQ. METRES (635.0 SQ. FEET)



FIRST FLOOR
APPROX. 45.7 SQ. METRES (492.3 SQ. FEET)



TOTAL AREA: APPROX. 104.7 SQ. METRES (1127.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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