



## I HAWTHORN AVENUE | TIMPERLEY

**OFFERS OVER £575,000**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned semi detached family home within an ideal location within walking distance of local shops and Timperley Metrolink station. The accommodation briefly comprises entrance hall, full depth sitting dining room, breakfast kitchen with adjacent utility room, study/bedroom 6 with adjacent shower room/WC, to the first floor there are five bedrooms serviced by the family bathroom/WC plus an additional shower room/WC. Externally there is ample off road parking within the driveway to the front and gated access leads to the rear. To the rear is a flagged patio seating area with delightful lawned gardens beyond. A fine family home and viewing is highly recommended.

POSTCODE: WA15 6TS

## DESCRIPTION

This semi detached family home has been extended to provide superbly proportioned and presented accommodation balanced with large gardens which need to be seen to be appreciated. The property also occupies an enviable position close to local shops and within walking distance of Timperley Metrolink station on Park Road. The property also lies in the catchment area of highly regarded primary and secondary schools.

The accommodation is approached by a welcoming entrance hall which provides access onto the dining room to the front which opens onto the rear sitting room which overlooks the rear garden. Also towards the rear is a fitted breakfast kitchen again with access to the rear gardens and a useful adjacent utility room. The ground floor accommodation is completed by the addition of a versatile room which could be used as a study or 6th bedroom and benefits from an adjacent shower room/WC.

To the first floor the property has been extended to provide five well proportioned bedroom serviced by a main family bathroom/WC plus the added benefit of a second shower room/WC.

The plot itself is a particular feature with ample off road parking to the front with gated access then leading to the side and rear. Immediately to the rear and accessed via the breakfast kitchen is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds with timber retaining wall.

To conclude a fine family home in a superb location and viewing is essential to appreciate the proportions of accommodation on offer.

## GROUND FLOOR

### CANOPY PORCH

### ENTRANCE HALL

PVCu double glazed front door. Radiator. Natural wood flooring. Spindle balustrade staircase to first floor. Understairs storage cupboard.

### DINING ROOM

**12'3" x 10'6" (3.73m x 3.20m)**

PVCu double glazed bay window to the front. Radiator. Opening to:

### SITTING ROOM

**12'10" x 12'3" (3.91m x 3.73m)**

PVCu double glazed window overlooking the rear garden. Radiator. Television aerial point.

### BREAKFAST KITCHEN

**15'10" x 13'0" (4.83m x 3.96m)**

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for Range oven, American style fridge freezer and dishwasher. Tiled splashback. Recessed low voltage lighting. PVCu double glazed double doors and window to the rear. Stainless steel extractor hood. Tiled splashback. Cupboard housing Worcester combination gas central heating boiler approximately 3 years old. Radiator.

### UTILITY

With plumbing for washing machine and space for dryer. Extractor fan.

### STUDY/BEDROOM 6

**10'11" x 8'9" (3.33m x 2.67m)**

PVCu double glazed window to the front. Radiator. Telephone point.

### SHOWER ROOM

With a suite comprising tiled shower enclosure, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Half tiled walls. Extractor fan.

## FIRST FLOOR



## LANDING

Loft access hatch with ladder to boarded loft space.

## BEDROOM 1

12'11" x 12'3" (3.94m x 3.73m)

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

## BEDROOM 2

12'3" x 10'9" (3.73m x 3.28m)

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

## BEDROOM 3

10'6" x 8'9" (3.20m x 2.67m)

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

## BEDROOM 4

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

PVCu double glazed window to the rear. Radiator.

## BEDROOM 5

7'5" x 6'10" (2.26m x 2.08m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

11'0" x 6'2" (3.35m x 1.88m)

Fitted with a white suite with chrome fittings comprising panelled bath, wash hand basin and WC. Half tiled walls. Heated towel rail. Opaque PVCu double glazed window to the rear.

## SHOWER ROOM

6'0" x 5'9" (1.83m x 1.75m)

With tiled shower enclosure, WC and wash hand basin. Half tiled walls. Extractor fan. Opaque PVCu double glazed window to the side. Chrome heated towel rail.

## OUTSIDE

To the front of the property the flagged drive provides off road parking for several vehicles and with well stocked flowerbeds and gated access lead to the rear. To the rear is a patio seating area accessed via the breakfast kitchen with delightful lawned gardens beyond with well stocked flowerbeds.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

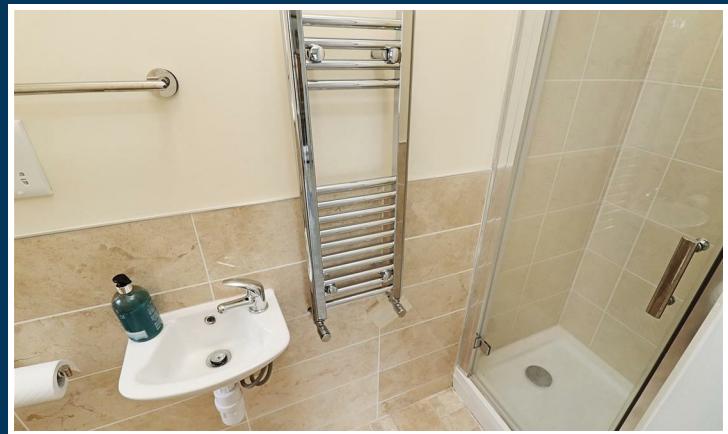
Band "C"

## NOTE

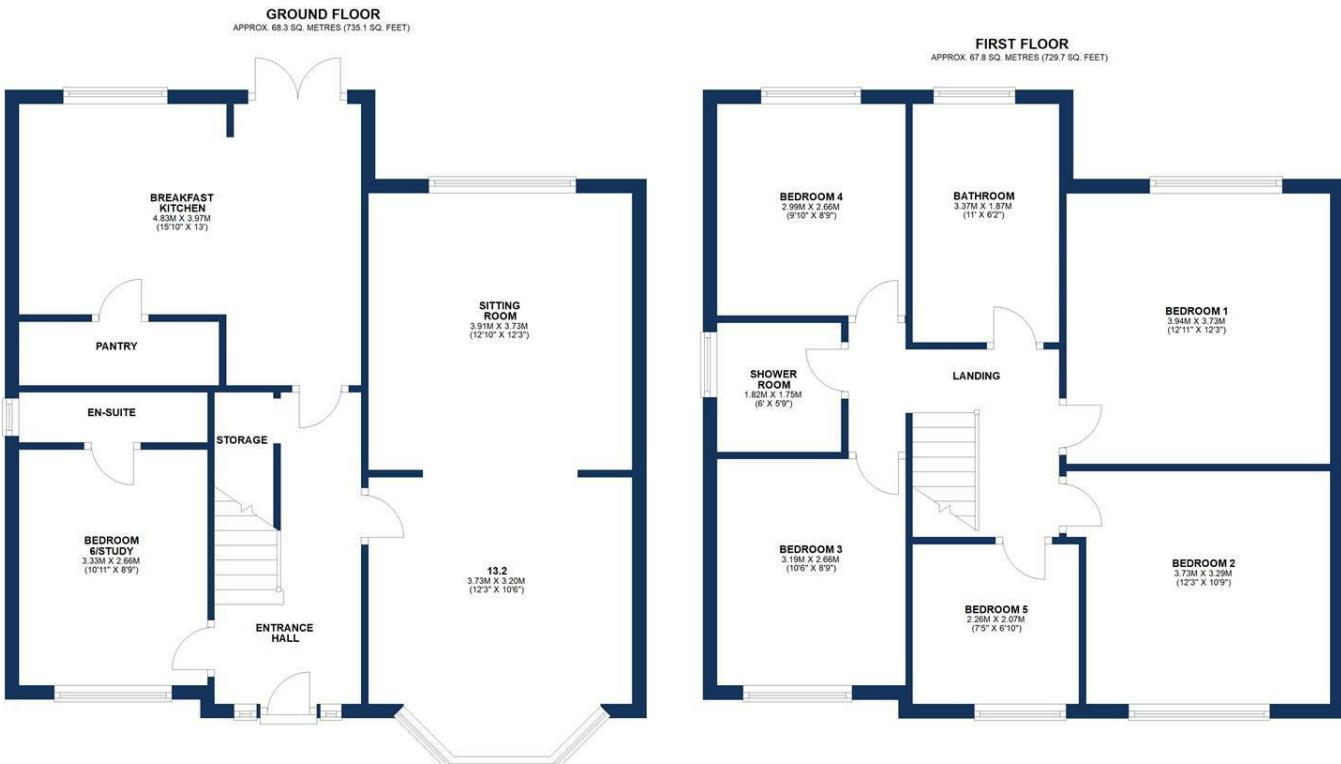
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.



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