



20 BUCKINGHAM WAY | TIMPERLEY

OFFERS OVER £650,000

A superb detached bungalow set within a magnificent plot situated in a quiet cul-de-sac within ¼ of Timperley Village Centre. The accommodation briefly comprises large entrance hall, open plan L-shaped sitting/dining room, kitchen, conservatory, three bedrooms and wet room/WC. Long driveway providing off road parking and access to the integral double garage. Extensive and private lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 6PQ

DESCRIPTION

This detached bungalow is set within a magnificent plot within a cul de sac location and offers any purchaser a great deal of potential.

Upon entering the property a large welcoming entrance hall creates a feeling of space, a theme continued throughout, both internally and externally. Towards the front of the property there is a large L-shaped open plan sitting / dining room. The kitchen is fitted with natural wood units and has access to the side. The bathroom has been adapted to create a large wet room with WC. There are three bedrooms and the accommodation is completed by a conservatory at the rear leading to the extensive lawned gardens. and also with access to the garage.

There are gardens to both the front and rear, the rear incorporates a paved patio area with lawn beyond surrounded by extremely well stocked borders screened by mature bushes and trees. To the front of the property a tarmac driveway provides off road parking for several vehicles and access to the double garage with electric up and over doors.

The locality is well placed for access to the surrounding network of motorways and for Manchester International Airport and with a range of shops within Timperely Village a ¼ of a mile distant.

An excellent bungalow in a sought after location. An appointment to view is highly recommended.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Hardwood front door. Cornice. Radiator.

OPEN PLAN SITTING / DINING ROOM

22'8" x 21'4" (6.91m x 6.50m)

A superb L-shaped reception room with ample space for living and dining suites. Two PVCu double glazed windows to the front and one to the side. Three radiators. Television aerial point. Telephone point.

KITCHEN

8'4" x 7'11" (2.54m x 2.41m)

With natural wood wall and base units and work surfaces incorporating a stainless steel sink unit with drainer. Integrated double oven/grill plus four ring hob with extractor hood over. Space for fridge/freezer, dishwasher and plumbing for washing machine. Breakfast bar. PVCu double glazed door and window to the side. Tiled splashback. Radiator. Wall mounted Worcester combination gas central heating boiler.

CONSERVATORY

17'7" x 9'4" (5.36m x 2.84m)

With double PVCu double glazed doors to the extensive rear gardens. Light and power. Radiator. Door to the integral garage.



BEDROOM ONE

14'3" x 11'11" (4.34m x 3.63m)

PVCu double glazed window overlooking the rear gardens. Radiator.

BEDROOM TWO

13'9" x 9'1" (4.19m x 2.77m)

PVCu double glazed window to the rear. Door to the conservatory. Radiator.

BEDROOM THREE

6'6" x 5'6" (1.98m x 1.68m)

PVCu double glazed window to the side. Radiator.

BATHROOM

8'4" x 7'11" (2.54m x 2.41m)

Adapted to create a large wet room with electric shower, wash basin and WC. Radiator. Airing cupboard. Extractor fan. Opaque PVCu double glazed window to the side.

OUTSIDE

There are gardens to both the front and rear, the rear incorporates a paved patio area with lawn beyond surrounded by extremely well stocked borders screened by mature bushes and trees. To the front of the property a tarmac driveway provides off road parking for several vehicles and access to;

DOUBLE GARAGE

17'4" x 16'1" (5.28m x 4.90m)

With remote up and over door. Window to the side. Door to the conservatory. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

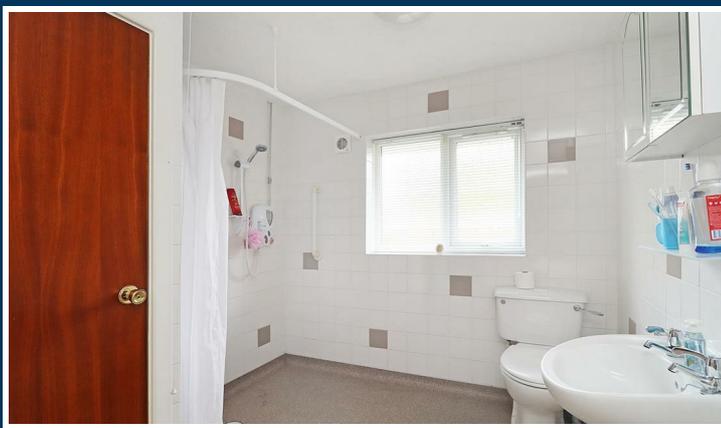
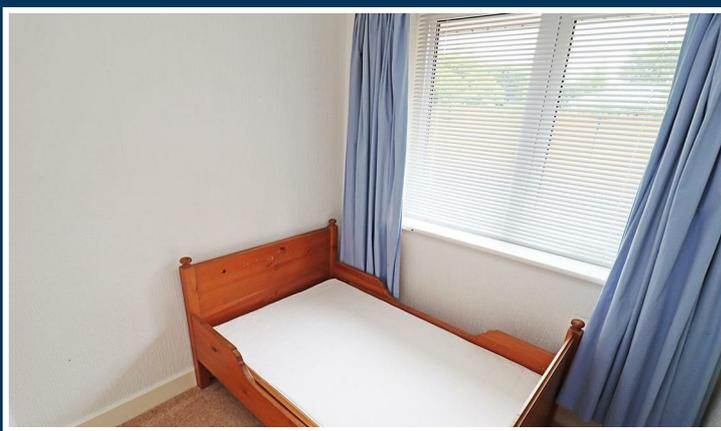
Trafford Borough Council Band 'E'

TENURE

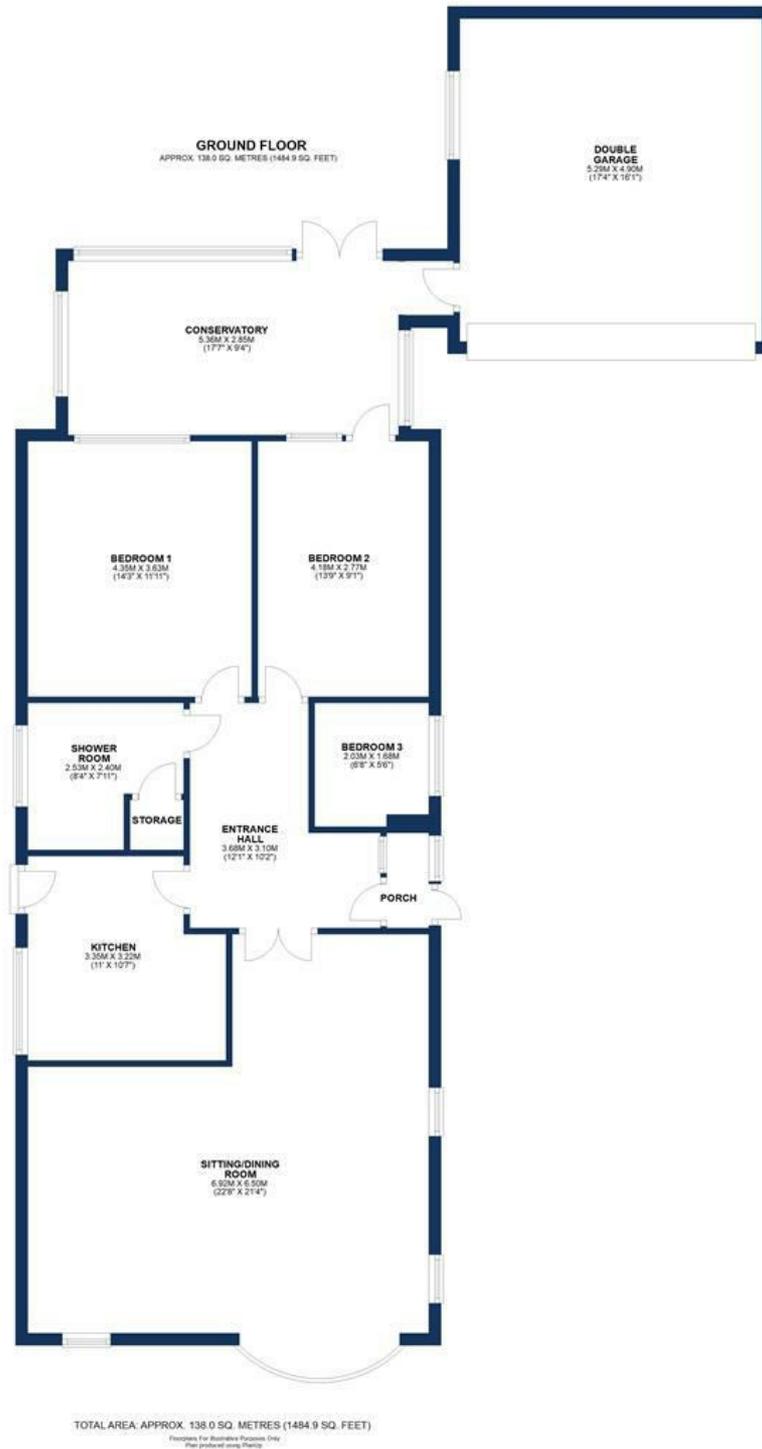
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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