



28 REDESMERE CLOSE | TIMPERLEY

OFFERS OVER £350,000

Newly refurbished and extended throughout this superbly presented detached bungalow offers well proportioned accommodation and is set within an ideal cul de sac location. The accommodation briefly comprises large welcoming entrance hall, impressive open plan space to the rear providing living and dining areas and modern fitted kitchen with a range of integrated appliances, two double bedrooms with fitted wardrobes, shower room/WC plus separate utility room. Off road parking within the driveway and gated access leads to the rear. To the rear the gardens incorporate paved and decked seating areas plus a Japanese style garden to the side and there is also a summer house with light and power.

Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7EE

DESCRIPTION

Having recently undergone complete modernisation this detached bungalow offers superbly proportioned and presented accommodation throughout.

A welcoming entrance hall provides access onto each room and to the rear of the property there is an impressive open plan living dining kitchen with a comprehensive range of contemporary high gloss units and integrated appliances and with doors leading onto the attractive gardens at the rear. The accommodation also provides two excellent double bedrooms with fitted wardrobes serviced by the modern shower room/WC. The accommodation is then completed by a separate utility room.

Externally there is off road parking within the driveway and gated access towards the rear. To the rear there is a patio seating area with composite decked seating area beyond plus an attractive Japanese style garden to the side. External water and power feed. There is also the added benefit of a summer house with light and power.

The locality is well placed being nestled within a quiet cul de sac with Timperley village centre and Altrincham town centre close by.

An internal inspection is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

Composite front door. Tiled floor. Radiator. Fitted storage cupboard. Recessed low voltage lighting. Natural wood flooring to the inner hallway.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

SITTING AREA

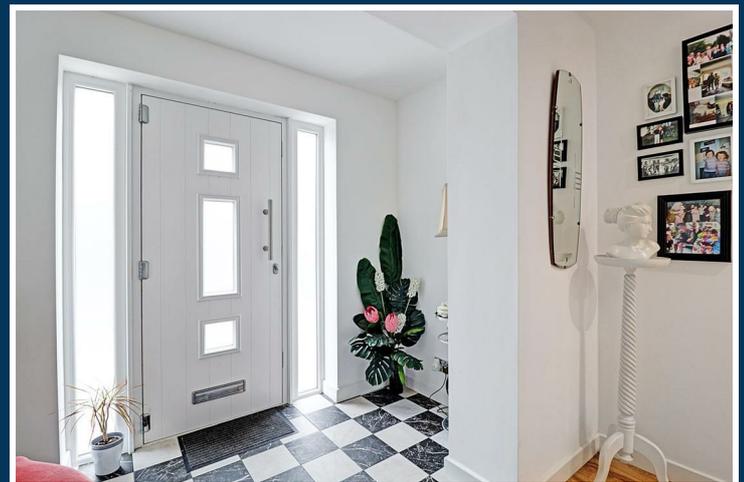
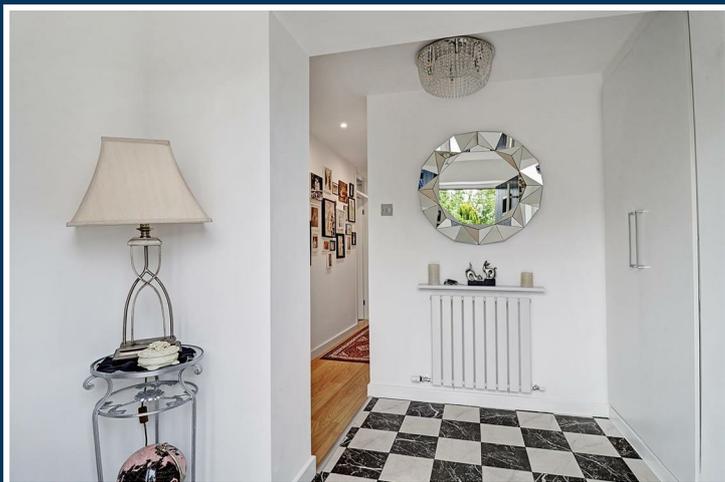
14'7" x 9'0" (4.45m x 2.74m)

With fitted storage cupboard. Natural wood flooring. Radiator. Recessed low voltage lighting. Television aerial point. Telephone point.

DINING KITCHEN

18'7" x 9'10" (5.66m x 3.00m)

Fitted with a contemporary range of high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring induction hob with stainless steel extractor hood. Integrated microwave and fridge freezer. Space for dining suite. Two PVCu double glazed windows to the rear. Two Velux windows. PVCu double glazed double doors provide access to the garden. Two radiators. Natural wood flooring. Recessed low voltage lighting.



UTILITY

6'3" c 6'2" (1.91m c 1.88m)

With wall and base units plus work surface incorporating stainless steel sink unit with drainer. Cupboard housing combination gas central heating boiler. Opaque PVCu double glazed window to the side. Tiled walls and floor. Radiator. Plumbing for washing machine. Space for dryer. Space for fridge freezer.

BEDROOM 1

15'4" x 9'0" (4.67m x 2.74m)

With mirror fronted fitted wardrobes PVCu double glazed window to the side. Radiator. Natural wood flooring. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 2

11'1" x 9'3" (3.38m x 2.82m)

Mirror fronted fitted wardrobes. PVCu double glazed window to the front. Radiator. Natural wood flooring. Television aerial point.

BATHROOM

9'8" x 6'2" (2.95m x 1.88m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Externally there is off road parking within the driveway and gated access towards the rear. To the rear there is a patio seating area with composite decked seating area beyond plus an attractive Japanese style garden to the side. External water and power feed. There is also the added benefit of a summer house with light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

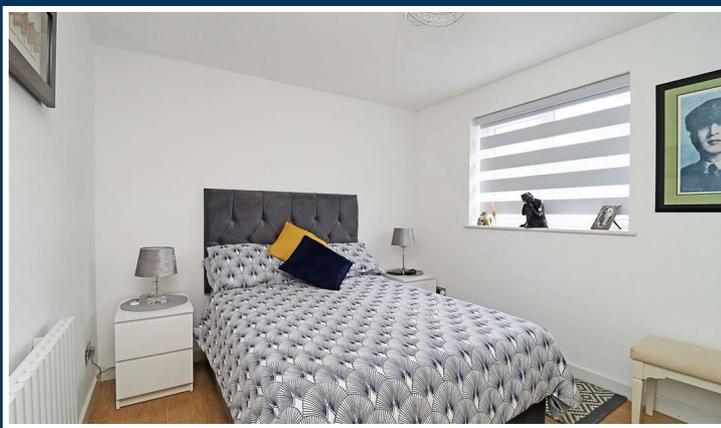
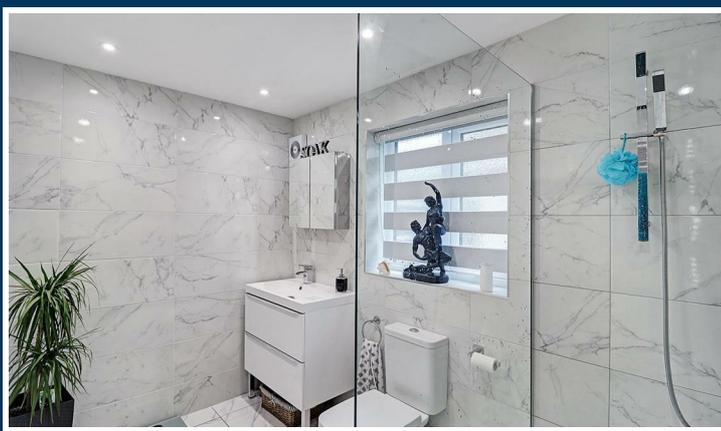
Band "D"

TENURE

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

NOTE

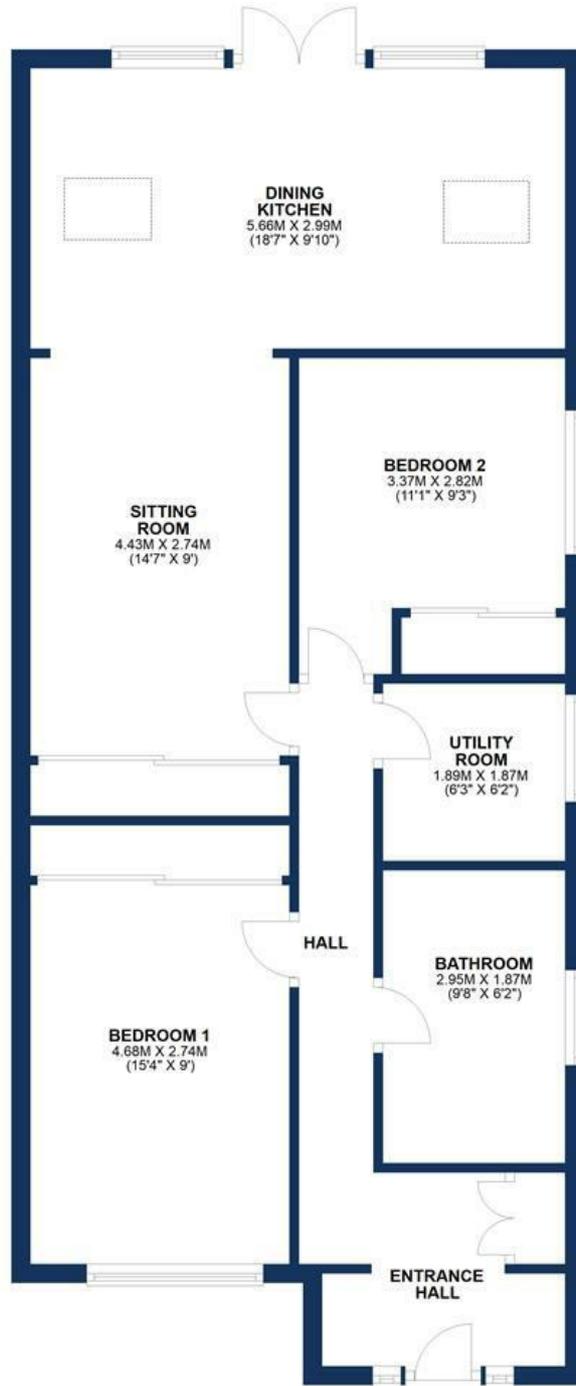
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 75.0 SQ. METRES (807.2 SQ. FEET)



TOTAL AREA: APPROX. 75.0 SQ. METRES (807.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM