



3 BRACKENFIELD WALK | TIMPERLEY

OFFERS OVER £250,000

NO ONWARD CHAIN A fully modernised family home in an ideal location within easy reach of Timperley village centre. The accommodation briefly comprises entrance hall, full depth dining kitchen to one side and sitting room to the other with access to the delightful rear gardens, three excellent bedrooms and bathroom/WC to the first floor. To the front of the property is also a courtyard garden with paved footpath flanked by lawns. The property is presented to a very high standard and needs to be seen to be appreciated.

POSTCODE: WA15 7DL

DESCRIPTION

This mid terraced family home has undergone a complete programme of modernisation in recent years and needs to be seen to be appreciated.

The property is approached via wrought iron gates which lead onto the gardens to the front laid mainly to lawn but with flagged footpath to the property.

To the ground floor the entrance hall has access to a small storage area and then access to the fitted dining kitchen to one side with door to the rear gardens and to the other side is a full depth sitting room again with access to the rear gardens and stairs to first floor.

To the first floor there are three excellent bedroom serviced by the family bathroom/WC.

Externally to the rear the gardens are a particular feature and have a decked seating area with lawned gardens beyond with further patio seating area.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door. Understairs storage area. Meter cupboard.

DINING KITCHEN

16'9" x 9'5" (5.11m x 2.87m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Integrated dishwasher, washer and fridge freezer. Space for dryer. PVCu double glazed window to the front. PVCu double glazed door and window to the rear. Space for table and chairs. Laminate wood flooring. Radiator.

LIVING ROOM

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

With PVCu double glazed window to the front. and PVCu double glazed double doors providing access onto the rear garden. Laminate wood flooring. Underfloor heating. Focal point of a living flame gas fire. Media wall. Recessed low voltage lighting. Spindle balustrade staircase to first floor.

FIRST FLOOR

LANDING

Loft access hatch.



BEDROOM 1

15'11" x 9'5" (4.85m x 2.87m)

PVCu double glazed windows to the front and rear. Fitted wardrobes within a raised dressing area. Television aerial point. Radiator.

BEDROOM 2

9'8" x 8'9" (2.95m x 2.67m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

9'10" x 6'10" (3.00m x 2.08m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

BATHROOM

7'11" x 5'10" (2.41m x 1.78m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, WC and pedestal wash hand basin. Opaque PVCu double glazed window to the front. Chrome towel rail. Recessed low voltage lighting. Extractor fan. Half tiled walls.

OUTSIDE

To the front of the property is gated access to a flagged footpath which is flanked by lawned gardens. Towards the rear is a decked seating area with inset lighting leading onto lawned gardens and a further patio seating area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

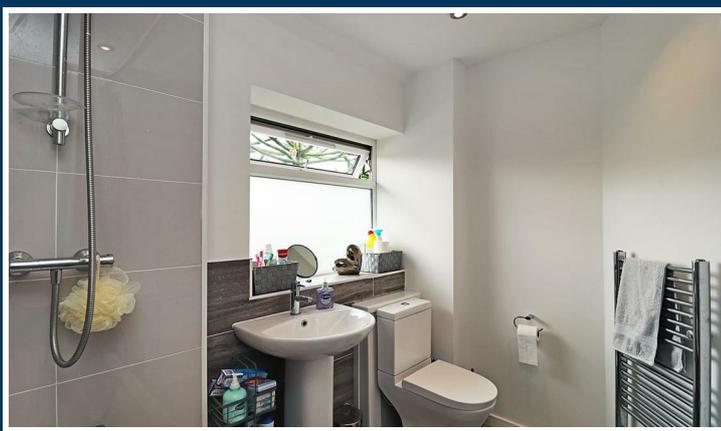
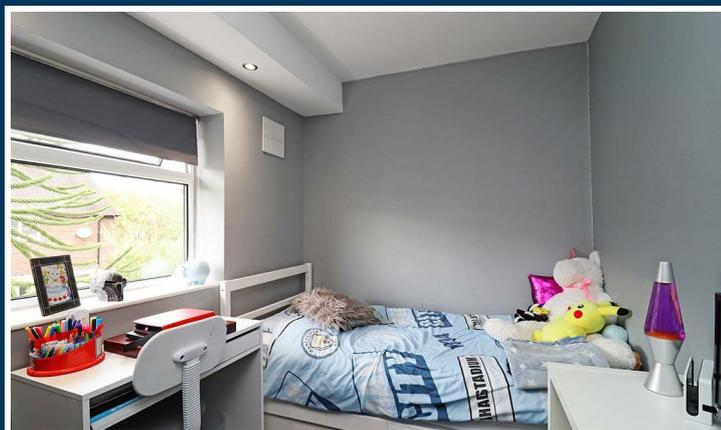
Band "B"

TENURE

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

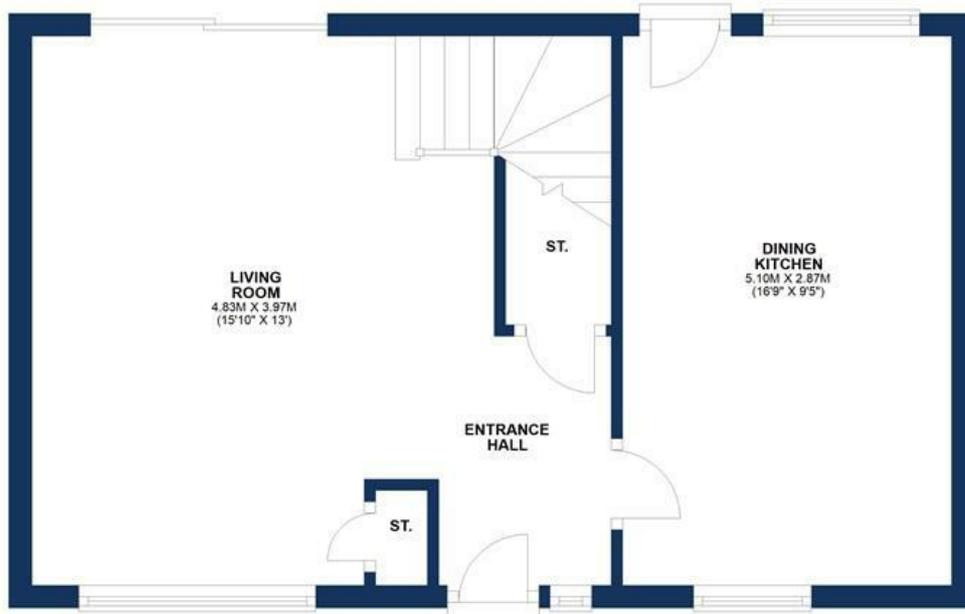
NOTE

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

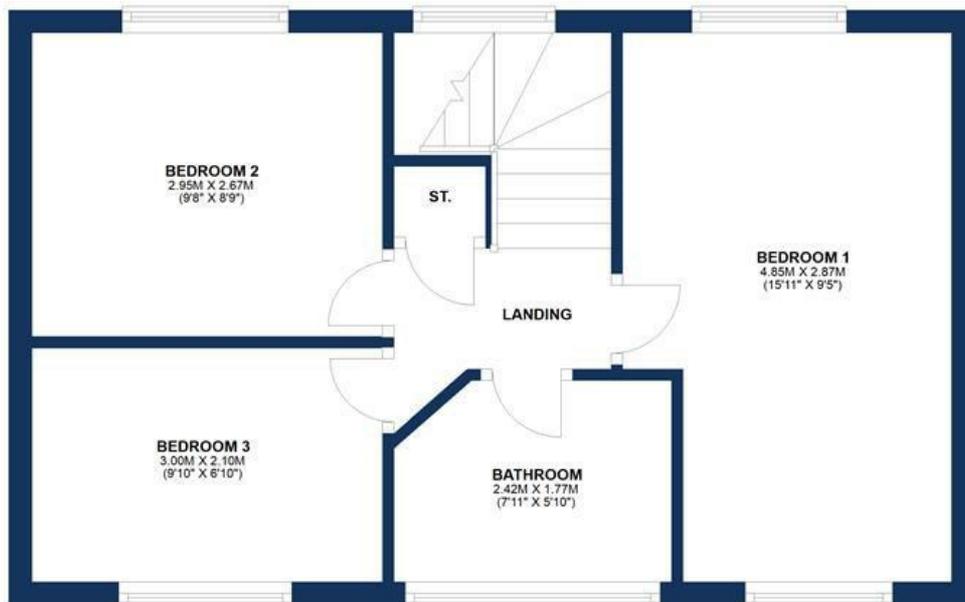


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GROUND FLOOR
APPROX. 38.8 SQ. METRES (417.6 SQ. FEET)



FIRST FLOOR
APPROX. 38.6 SQ. METRES (415.8 SQ. FEET)



TOTAL AREA: APPROX. 77.4 SQ. METRES (833.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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