



38 HADDON GROVE | TIMPERLEY

£450,000

A superbly proportioned period semi detached family home in an ideal location within easy reach of both Timperley village centre and Altrincham town centre with the Metrolink service into Manchester. Recessed porch, entrance hall, front living room opening onto the rear dining room and with fitted kitchen and living room beyond leading onto the rear garden. To the first floor there are 3 bedrooms and family bathroom/WC. There is a courtyard garden to the front with gates leading onto the shared driveway and with further gated access leading onto the rear garden. The rear gardens are laid mainly to lawn and incorporate a paved patio seating area. Viewing is highly recommended.

POSTCODE: WA15 6SA

DESCRIPTION

An attractive period semi detached family home in a sought after location within the catchment area of highly regarded primary and secondary schools including the Willows and Wellington School. Timperley village centre and Altrincham town centre and with Navigation Road Metrolink providing a commuter service into Manchester are both within easy reach.

The accommodation is well presented throughout and the entrance hall provides access onto an impressive open plan living dining room with bay window to the front. Off the dining area is a fitted kitchen which in turn leads onto a living room with doors leading onto the rear garden. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

Externally to the front of the property is a courtyard garden with secure gated access to the side. Off the conservatory there is a paved patio seating area with delightful lawned gardens beyond.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Glass panelled hardwood front door. Radiator. Cornice. Laminate wood flooring.

SITTING ROOM

13'6" x 10'10" (4.11m x 3.30m)

PVCu double glazed bay window to the front. Cornice. Picture rail. Television aerial point. Telephone point. Radiator. Opening to;

DINING ROOM

13'8" x 11'6" (4.17m x 3.51m)

PVCu double glazed windows to the side and rear. Laminate wood flooring. Cornice. Picture rail. Radiator.

KITCHEN

13'11" x 8'8" (4.24m x 2.64m)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating a 1 ½ bowl stainless steel sink unit with drainer. Integrated oven and separate grill plus four ring gas hob with extractor fan over. Integrated fridge/freezer, space for dishwasher and plumbing for washing machine. Two PVCu double glazed window to the side. Door to the side. Wall mounted combination gas central heating boiler. Tiled splashback and floor. Radiator. Access to understairs storage cupboard.



LIVING ROOM

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

Sliding doors provide access to the rear gardens. Laminate wood flooring. Radiator. Cornice.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM ONE

14'3" x 11'6" (4.34m x 3.51m)

With fitted wardrobes. Two PVCu double glazed windows to the front. Radiator. Television aerial point. Telephone point.

BEDROOM TWO

13'10" x 9'2" (4.22m x 2.79m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

9'1" x 8'8" (2.77m x 2.64m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'2" x 5'11" (2.18m x 1.80m)

With a white suite and chrome fittings comprising bath with mains shower over, wash basin and WC. Opaque PVCu double glazed window to the side. Tiled floor. Part tiled walls. Chrome heated towel rail.

OUTSIDE

To the front of the property is a courtyard garden. To the side is secure gated access to the side and further gated access to the rear.

Immediately to the rear and accessed off the living room there is a paved patio seating area with delightful lawned gardens beyond with well stocked flower beds and enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

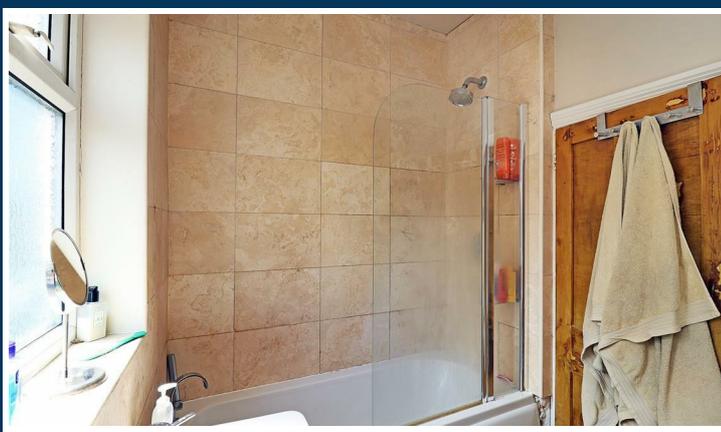
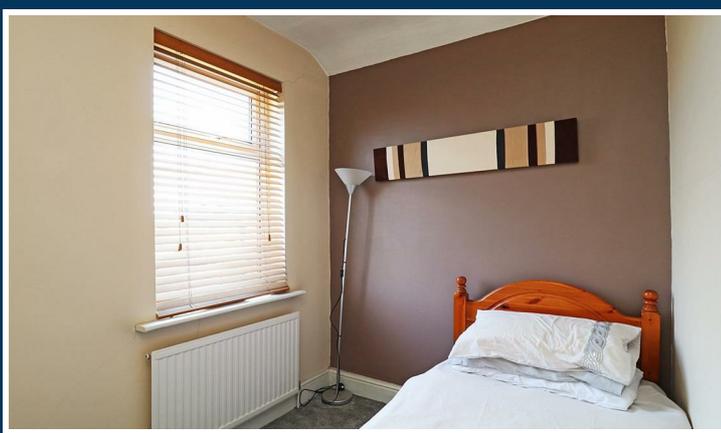
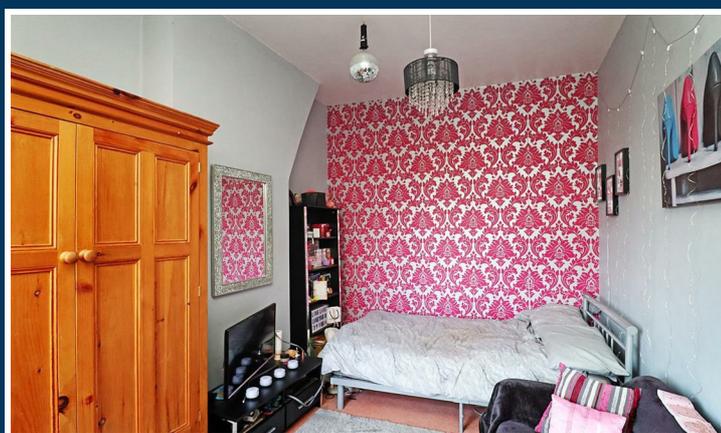
Trafford Borough Council Band 'D'

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. 55.3 SQ. METRES (594.7 SQ. FEET)



FIRST FLOOR
APPROX. 46.0 SQ. METRES (495.1 SQ. FEET)



TOTAL AREA: APPROX. 101.2 SQ. METRES (1089.8 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