



52 WOODLANDS PARKWAY | TIMPERLEY

OFFERS OVER £775,000

NO ONWARD CHAIN A superbly proportioned detached family home in an ideal location. Welcoming entrance hall, full depth living room, separate family room, fitted dining kitchen, extended open plan impressive lounge dining area with access onto rear decked seating area, separate utility room, cloakroom/WC. Master bedroom/en suite shower room/WC, guest bedroom with shower, 2 further beds and family bathroom/WC. Large loft. In and out gated driveway. Lawned gardens to both front and rear.

POSTCODE: WA15 6SU

DESCRIPTION

An impressive detached family home offering well proportioned accommodation which needs to be seen to be appreciated.

The welcoming entrance hall with beautiful parquet flooring has double glass panelled doors opening onto the full depth living room with the continuation of the parquet flooring and with double doors leading onto the rear gardens. There is also a separate family room and a modern fitted dining kitchen which in turn leads onto an extended open plan living and dining area with sliding doors leading onto a decked seating area with lawned gardens beyond. The ground floor accommodation is completed by a downstairs cloakroom/WC and separate utility room again with access to the rear.

To the first floor the master bedroom benefits from an en suite shower room and WC whilst the second bedroom also has the added benefit of a tiled shower cubicle and wash hand basin. There are two further double bedrooms and the modern family bathroom/WC. There is a large loft area serving the main house which is ripe for conversion subject to the relevant permissions being obtained. There is further storage in a loft area above the extended open plan living dining area.

An in and out driveway has double gates on Woodlands Parkway and on Foxhall Road and provides off road parking for several cars. There are lawned gardens to the front whilst to the rear there is a decked seating area leading onto lawned gardens screened by a variety of mature trees, shrubs and hedge borders.

Gas fired central heating is fired by a recently installed boiler together with PVCu double glazing throughout.

Woodlands Parkway is ideally situated being close to Altrincham town centre and Timperley village centre and within easy reach of Navigation Road metro link station and within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With beautiful parquet flooring. Spindle balustrade staircase to one side. Under stairs storage cupboard. Radiator. Double glass panelled doors to:

LIVING ROOM

22'11" x 12'1" (6.99 x 3.68)

With a continuation of the parquet flooring from the hallway. Raised living flame gas fire with stone surround and hearth. PVCu double glazed bay window to the front and opaque PVCu double glazed window to the side. PVCu double glazed double doors provide access onto the rear garden. Ceiling cornice. Radiator. Television point.

DINING ROOM

13'9" x 13'3" (4.19 x 4.04)

Again with a continuation of the parquet flooring from the hallway. PVCu double glazed bay window to the front. Living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point.

DINING KITCHEN

20'4" x 9'0" (6.20 x 2.74)

With a range of black high gloss wall and base units with work surfaces over incorporating 1 ½ bowl sink unit with drainer. Space for Range oven. Stainless steel extractor hood. Space for American style fridge freezer. Integrated dishwasher. Tiled splashback. Two PVCu double glazed windows overlooking the rear garden. Recessed low voltage lighting. Two radiators.

OPEN PLAN LIVING AND DINING AREA

22'6" x 18'3" max (6.86 x 5.56 max)

With two PVCu double glazed windows to the front. PVCu double glazed sliding doors provide access to the rear decked seating area with lawned gardens beyond. Two radiators. Recessed low voltage lighting. Ceiling cornice. Tiled floor. There is further storage in a loft area above this room. A superb addition to the property and also providing access to:



UTILITY ROOM

8'8" x 7'5" (2.64 x 2.26)

With a range of wall and base units with heat resistant work surfaces. Space for washing machine, dryer and fridge. Recently installed wall mounted combination gas central heating boiler. PVCu double glazed door and window to the side. Access to loft area.

CLOAKROOM

With low level WC and wash hand basin. Opaque PVCu double glazed window to the front. Tiled floor.

FIRST FLOOR: LANDING

Loft access hatch with pull down ladder to boarded loft. The loft space is ripe for conversion subject to the relevant permissions being obtained. PVCu double glazed window to the front.

BEDROOM 1

12'3" x 10'2" (3.73 x 3.10)

With fitted wardrobes. PVCu double glazed window to the front. Radiator. Television aerial point.

EN SUITE

With a suite comprising tiled shower cubicle, low level WC and wash hand basin with storage beneath. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

BEDROOM 2

12'2" x 11'7" (3.71 x 3.53)

With PVCu double glazed window to the front. Radiator. Fitted wardrobes. Television aerial point.

SHOWER AREA

With tiled shower cubicle and wash hand basin. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

BEDROOM 3

11'10" x 9'0" (3.61 x 2.74)

With fitted wardrobes and wash hand basin with storage beneath. PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 4

10'3" x 9'2" (3.12 x 2.79)

With fitted wardrobes. Radiator. PVCu double glazed window overlooking the rear garden.

BATHROOM

With a modern white suite with chrome fittings comprising bath with mains shower over, low level WC and twin wash hand basins with storage area beneath. Quartz work surfaces and window ledges and tiled floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Two opaque PVCu double glazed windows to the rear.

OUTSIDE

To the front of the property double gates lead to the driveway which extends to the side and through to double gates with a second access off Foxhall Road. There is a large lawned garden with walled boundaries.

To the rear and accessed via the open plan lounge dining area there is a decked seating area leading onto the lawned garden. The rear gardens are also accessed via the utility room and the living room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

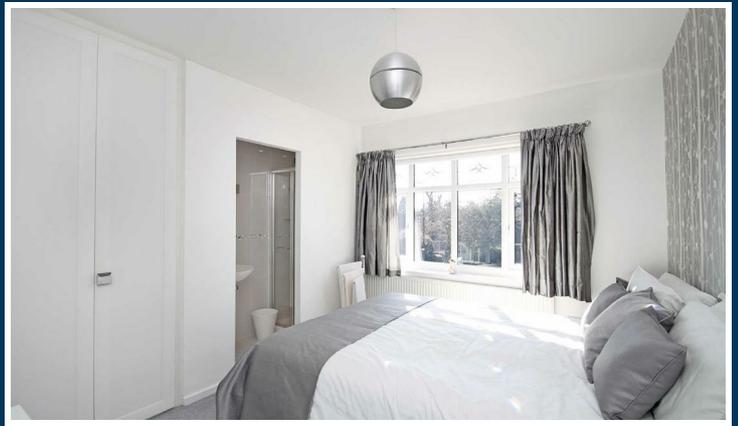
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TENURE

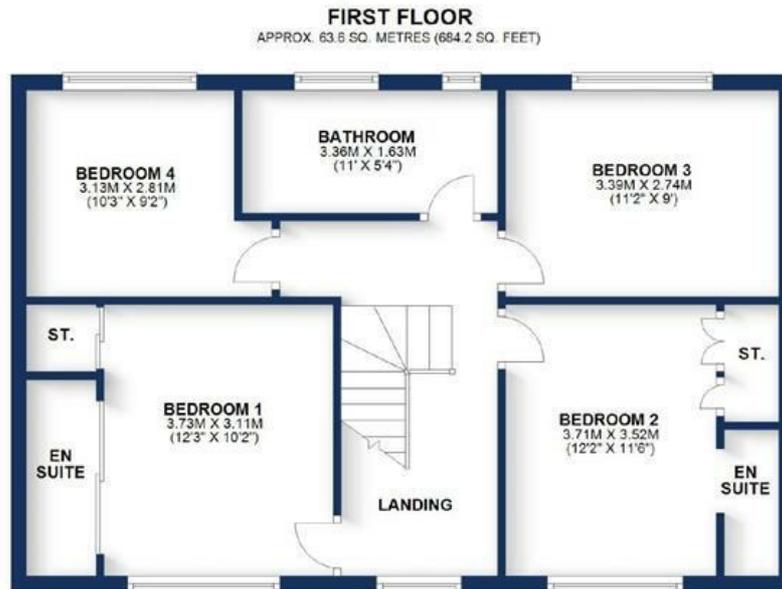
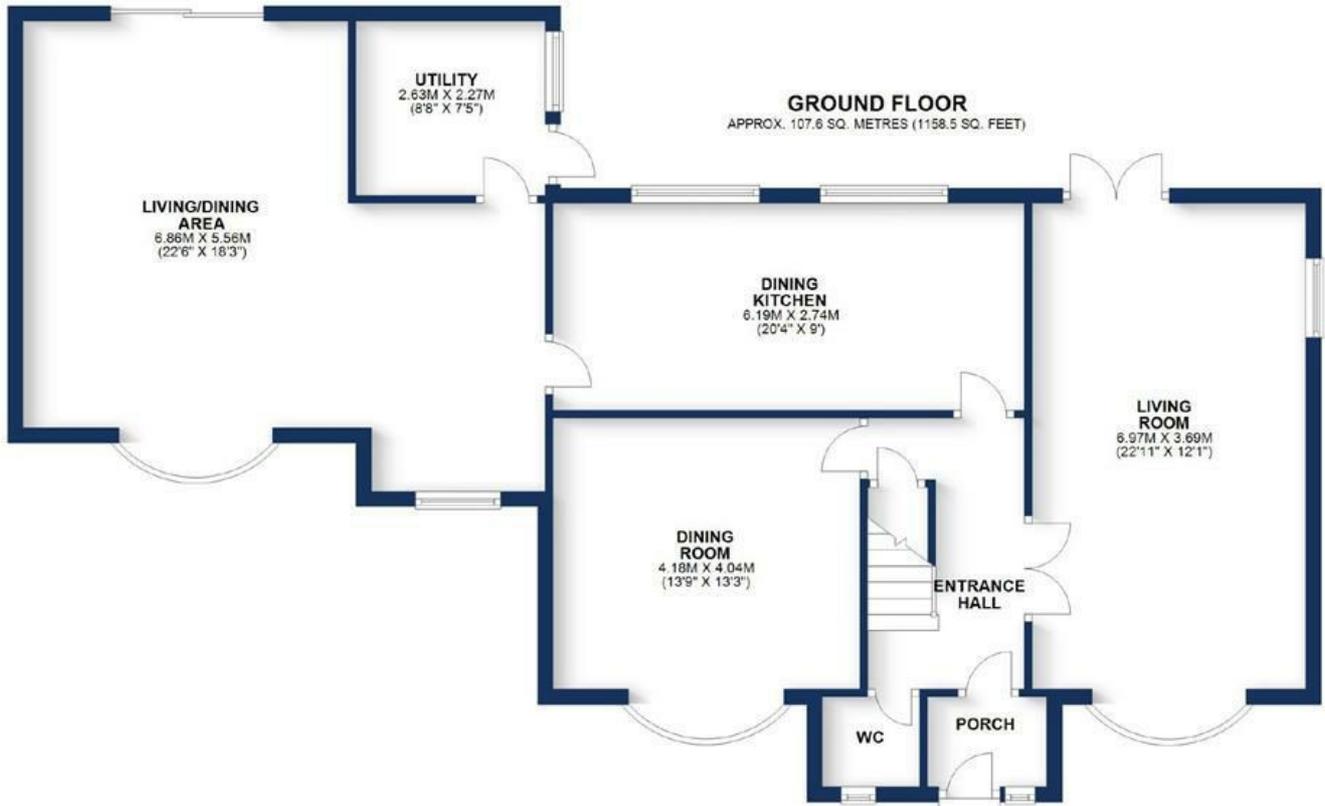
We are informed the property is Freehold and free from Chief Rent. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 171.2 SQ. METRES (1842.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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