



2 FOX CLOSE | TIMPERLEY

£385,000

A well presented and maintained traditional semi detached family home with delightful south westerly facing gardens. The accommodation briefly comprises entrance hall, front sitting room opening onto a rear dining room with sliding doors to the decked seating area with lawned gardens beyond, fitted kitchen, three bedrooms and bathroom/WC. Ample off road parking within the driveway which also benefits from adjacent lawned gardens. To the rear is a decked seating area with delightful lawned gardens beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended.

POSTCODE: WA15 6RR

DESCRIPTION

This traditional semi detached family home is ideally positioned within this quiet cul de sac yet within walking distance of Navigation Road Metrolink station and Wellington School.

The well presented accommodation is approached via the welcoming entrance hall which leads onto the front sitting room. The sitting room then opens onto a separate rear dining room with sliding doors leading onto an attractive decked seating area with superb lawned gardens beyond which benefit from a south westerly aspect to enjoy the sun all day and also a high degree of privacy. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units and with door providing access to the side where there is a further patio seating area. To the first floor there are three bedrooms and the family bathroom/WC.

Externally towards the front of the property the driveway provides off road parking and benefits from large adjacent lawned gardens. There is gated access then to the side where there is a flagged patio seating area. Immediately to the rear and accessed via the dining room there is a decked seating area with delightful lawned gardens beyond with a south westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and as previously mentioned within walking distance of Wellington School. Navigation Road Metrolink station is also within walking distance and Altrincham town centre a little further distant.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Radiator. Stairs to first floor. Laminate flooring. Understairs storage cupboard. Telephone point.

SITTING ROOM

12'2" x 11'1" (3.71m x 3.38m)

With a focal point of an electric fireplace with tiled insert and hearth. PVCu double glazed bay window to the front. Television aerial point. Dado rail. Ceiling cornice. Radiator. Opening to:

DINING ROOM

12'0" x 10'9" (3.66m x 3.28m)

Ceiling cornice and dado rail. Radiator. Sliding doors to decked seating area with lawned gardens beyond.

KITCHEN

12'6" x 8'9" (3.81m x 2.67m)

Fitted with a comprehensive range of wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Space for cooker, fridge freezer and washing machine. Tiled splashback. PVCu double glazed door provides access to the side patio. PVCu double glazed window overlooking the rear garden. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1

12'2" x 10'9" (3.71m x 3.28m)

With PVCu double glazed window to the front. Radiator. Picture rail. Loft access hatch with pull down ladder to part boarded loft space.

BEDROOM 2

12'2" x 9'5" (3.71m x 2.87m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BEDROOM 3

6'9"x 6'4" (2.06m x 1.93m)

PVCu double glazed window to the front. Radiator. Dado rail.

BATHROOM

8'8" x 5'5" (2.64m x 1.65m)

Fitted with a white suite comprising panelled bath with electric shower, WC and wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Part tiled walls. Extractor fan. Cupboard housing Worcester combination gas central heating boiler.

OUTSIDE

To the front of the property the drive provides off road parking and benefits from large adjacent lawned gardens. There is gated access to the side leading to a separate patio seating area. Immediately to the rear and accessed via the dining room is a decked seating area with delightful lawned gardens beyond benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

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

NOTE

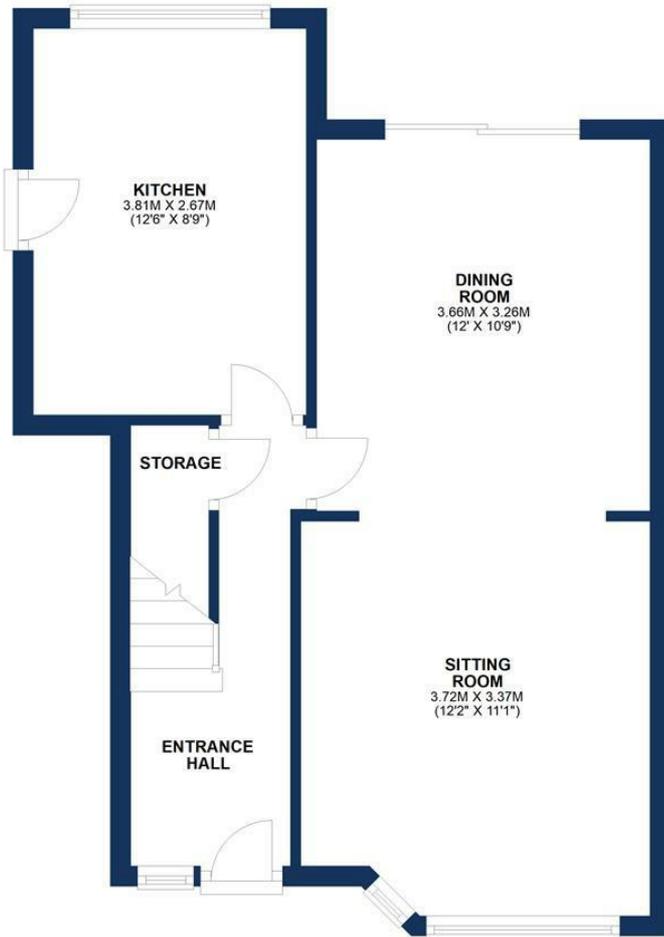
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.2 SQ. METRES (464.7 SQ. FEET)



FIRST FLOOR

APPROX. 37.7 SQ. METRES (405.3 SQ. FEET)



TOTAL AREA: APPROX. 80.8 SQ. METRES (870.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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