



62 HEYES LANE | ALTRINCHAM

OFFERS OVER £425,000

An extended and re-planned semi detached family house with southerly facing rear gardens. The superbly presented accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, sitting room with feature fireplace and double opening French windows to the garden room, spacious dining room, fitted kitchen with integrated appliances, utility room, three excellent bedrooms, refurbished shower room and WC. Gas fired central heating and PVCu double glazing. Wide driveway providing off road parking. Landscaped grounds incorporating a paved rear terrace.

POSTCODE: WA15 6DZ

DESCRIPTION

This traditional semi detached family house features attractive partially rendered elevations beneath a pitched tile roof and has been extended to create generous living space. Great care has been taken to establish mature gardens with the benefit of a paved rear terrace which is ideal for al fresco dining during the summer months and importantly a southerly aspect to enjoy the sunshine throughout the day.

The superbly presented accommodation is approached beyond an entrance hall enhanced by oak effect luxury vinyl flooring, which extends into a spacious sitting room with the focal point of a period style fireplace surround and living flame gas fire set upon a polished granite hearth. Glazed double doors open onto a garden room with French windows providing access to the rear terrace. The kitchen is fitted with Shaker style units and Karndean flooring alongside a range of integrated appliances. Forming part of the extension there is an adjacent dining room which is ideal for formal entertaining and a useful utility room. Completing the ground floor is a modern cloakroom/WC.

At first floor level there are three excellent bedrooms and luxurious shower room complete with granite effect panelled walls plus separate WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

There is ample off road parking within the wide driveway and gated access to the rear.

The location is ideal being approximately a ½ mile distant from Timperley village centre and a little further to Timperley Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque PVCu double glazed/panelled front door with matching transom light.

ENTRANCE HALL

Staircase to the first floor. Wood effect luxury vinyl flooring. PVCu double glazed window to the front. Picture rail. Radiator.

CLOAKROOM/WC

White/chrome corner wash basin with mixer tap and low level WC. Opaque PVCu double glazed window to the front. Wood effect luxury vinyl flooring. Granite effect panelled walls. Recessed low voltage lighting.

SITTING ROOM

17' x 12'2" (5.18m x 3.71m)

Period style fireplace surround with polished granite insert and hearth plus coal effect living flame gas fire framed in brass. PVCu double glazed window to the front. Wood effect luxury vinyl flooring. Recessed low voltage lighting. Two radiators. PVCu double glazed doors with matching transom light to:

GARDEN ROOM

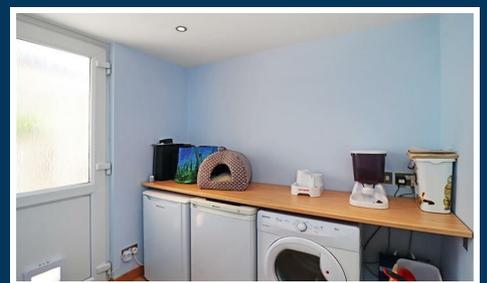
11'9" x 10'2" (3.58m x 3.10m)

Brick built to the lower part, PVCu framed and double glazed beneath a resin roof with plastered ceiling. PVCu double glazed French windows to the rear. Laminate wood flooring. Recessed low voltage lighting. Radiator.

DINING ROOM

12'5" x 10'6" (3.78m x 3.20m)

Opaque PVCu double glazed door to the side. PVCu double glazed windows to the front and side. Wood effect luxury vinyl flooring. Radiator.



KITCHEN

11'4" x 8'2" (3.45m x 2.49m)

Fitted with a range of Shaker style wall and base units beneath contrasting heat resistant work surfaces/up-stands and inset stainless steel circular sink with mixer tap. Integrated appliances include a double electric oven/grill, four ring ceramic hob with stainless steel cooker hood, fridge/freezer, dishwasher and automatic washing machine. Stone effect Karndean flooring. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

UTILITY ROOM

7'4" x 6'10" (2.24m x 2.08m)

Recess for a fridge, freezer and dryer beneath heat resistant work surfaces. Space for hanging coats and jackets. Opaque PVCu double glazed/panelled door to the rear. Wood effect luxury vinyl flooring. Recessed low voltage lighting. Radiator.

FIRST FLOOR

LANDING

Airing cupboard housing the wall mounted gas central heating boiler.

BEDROOM ONE

12'2" x 9'6" (3.71m x 2.90m)

PVCu double glazed window to the front. Radiator.

BEDROOM TWO

11'1" x 10'6" (3.38m x 3.20m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

9'5" x 7'3" (2.87m x 2.21m)

PVCu double glazed window to the rear. Radiator.

SHOWER ROOM

6'1" x 5'7" (1.85m x 1.70m)

Wide walk-in shower with thermostatic rain shower plus hand-held attachment. White/chrome wall mounted wash basin with mixer tap. Mirror fronted cabinet containing shelving and shaver point. Opaque PVCu double glazed window to the rear. Tile effect flooring. Granite effect panelled walls. Recessed LED lighting. Chrome heated towel rail.

WC

White/chrome low level WC. Opaque PVCu double glazed window to the rear. Luxury vinyl wood effect flooring. Granite effect panelled walls. Recessed LED lighting.

OUTSIDE

SUMMER HOUSE

A substantial timber structure with leaded light effect glazing.

Ample off road parking within the wide driveway.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

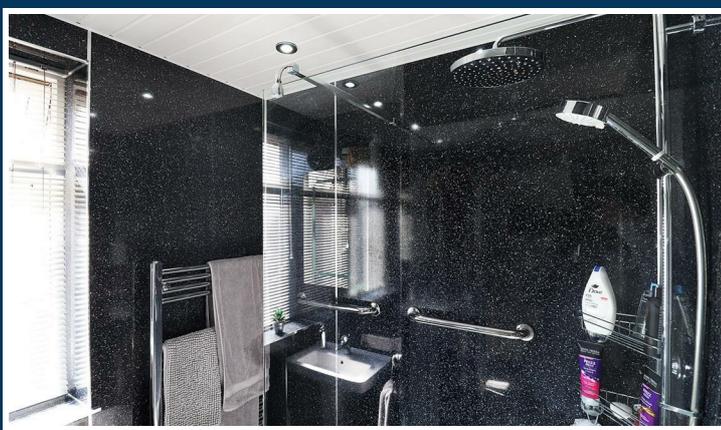
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

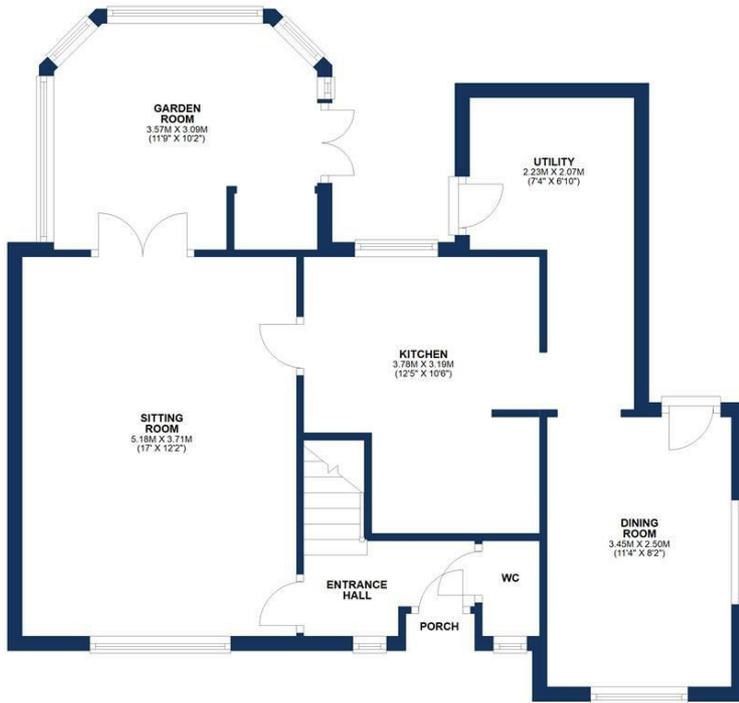
NOTE

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

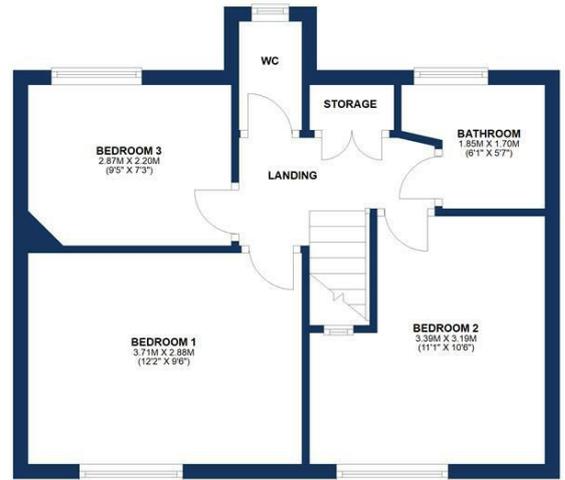


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GROUND FLOOR
APPROX. 64.5 SQ. METRES (694.0 SQ. FEET)



FIRST FLOOR
APPROX. 36.9 SQ. METRES (397.3 SQ. FEET)



TOTAL AREA: APPROX. 101.4 SQ. METRES (1091.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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