



12 SOUTHFIELDS DRIVE | TIMPERLEY

OFFERS OVER £325,000

NO ONWARD CHAIN A superbly proportioned semi detached family home with attractive south westerly facing gardens to the rear and ideally placed within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, open plan sitting/dining room with doors leading onto the rear gardens, fitted kitchen with adjacent utility room with access to the side, three excellent bedrooms and modern bathroom/WC. To the front of the property gated access leads onto the driveway with adjacent lawned gardens whilst to the rear is a large patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6DR

DESCRIPTION

Southfield Drive is a cul de sac containing semi detached houses of similar age and design grouped around a central grassed area and ideally placed a little over a 1/4 mile into the village with its range of shops and a little further to Park Road Metrolink station to the north from which there is a commuter service into Manchester.

The accommodation is approached via the welcoming entrance hall which leads onto the excellent front sitting room whilst to the rear is a separate dining room with doors leading onto the south facing gardens at the rear. Adjacent to the dining room is a fitted kitchen with a range of integrated appliances and with adjacent utility room with door leading to the side. To the first floor there are three excellent bedrooms serviced by the bathroom/WC.

Externally the driveway provides off road parking and benefits from adjacent gardens laid mainly to lawn. To the rear is a large patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

Viewing is essential to appreciate the accommodation on offer and further potential.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'6" x 6'9" (3.51m x 2.06m)

Hardwood front door. Vinyl flooring. Understairs storage cupboards. Opaque window to the front.

SITTING ROOM/DINING ROOM

21'3" x 15'8" (6.48m x 4.78m)

Open plan sitting/dining room with window to the front and double doors to the rear leading onto the south facing patio with lawned gardens beyond. Ample space for living and dining suite. Picture rail. Two radiators. Television aerial point. Telephone point.

KITCHEN

12'4" x 8'8" (3.76m x 2.64m)

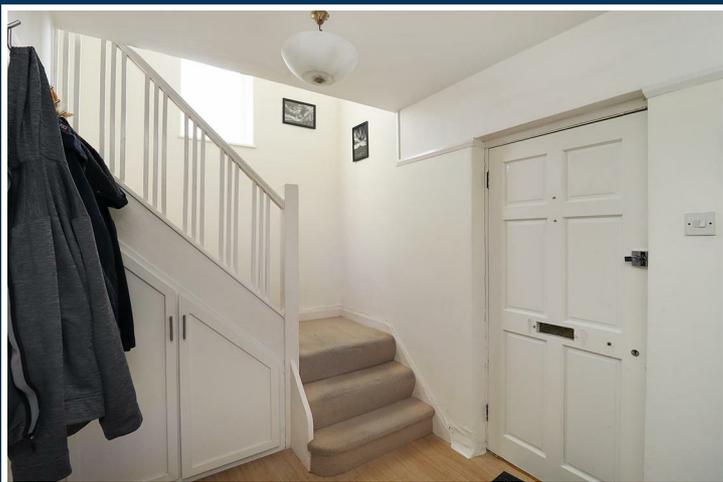
Fitted with a comprehensive range of white units with natural wood surfaces over incorporating a twin bowl enamel sink unit. Integrated double oven/grill plus 5 ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Tiled splashback. Window overlooking the rear garden.

UTILITY

11'9" x 6'3" (3.58m x 1.91m)

With opaque windows to the front and side. Door to the side. Plumbing for washing machine. Wall mounted combination gas central heating boiler.

FIRST FLOOR



LANDING

Loft access hatch.

BEDROOM 1

12'7 x 12'6 (3.84m x 3.81m)

Window to the front. Picture rail. Radiator.

BEDROOM 2

12'7 x 11'0 (3.84m x 3.35m)

Window to the rear overlooking the gardens. Picture rail. Radiator.

BEDROOM 3

10'1 x 7'1 (3.07m x 2.16m)

Windows to the side and rear. Fitted wardrobes. Radiator. Picture rail.

BATHROOM

8'0 x 6'9 (2.44m x 2.06m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin. Part tiled walls. Tiled floor. Two opaque windows to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property gated access leads onto the driveway providing off road parking and benefitting from adjacent lawned gardens with hedge and fence borders.

To the rear is a large patio seating area with delightful lawned gardens beyond with hedge and fence borders all benefitting from a southerly aspect to enjoy the sun all day. The property also benefits from a useful store room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

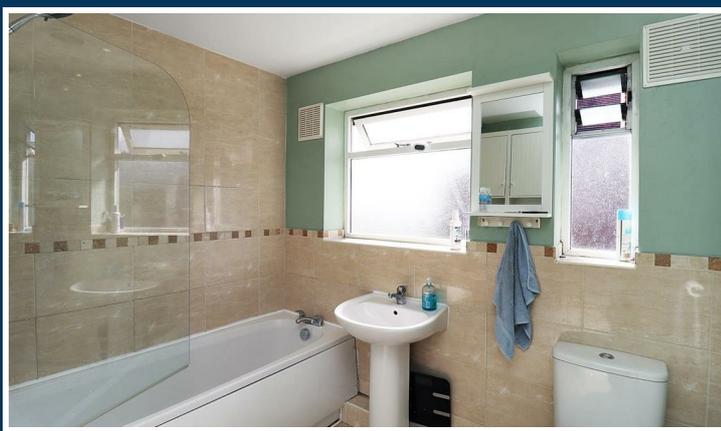
Band "B"

TENURE

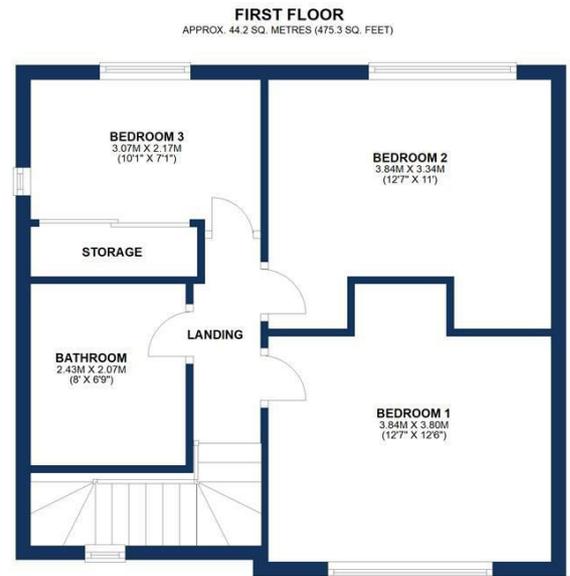
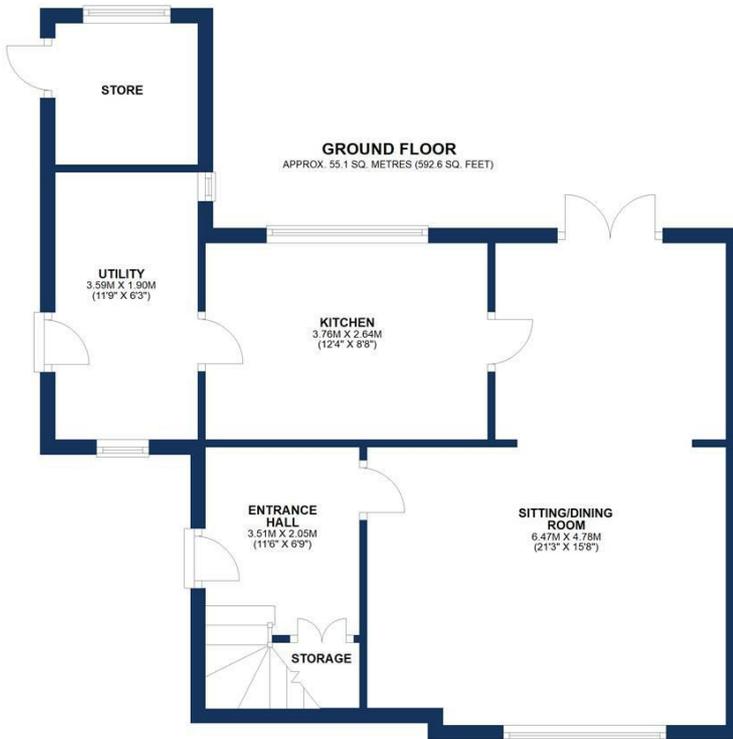
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE:

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



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TOTAL AREA: APPROX. 99.2 SQ. METRES (1068.0 SQ. FEET)
Floorplans For Illustrative Purposes Only



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