

5 MAYFIELD ROAD | TIMPERLEY

OFFERS OVER £950,000

A beautiful semi detached family home that has been extended to offer well proportioned planned accommodation set within the heart of Timperley village. The accommodation briefly comprises wide entrance hall, front sitting room with fuel burner, impressive full width open plan living dining kitchen with bi fold doors to the rear gardens, utility room, WC, master bedroom with en-suite, three further double bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway. Superb patio and lawned gardens to the rear. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7TB

DESCRIPTION

An attractive semi detached family home occupying an enviable position within mature tree lined surroundings in the heart of Timperley village.

The accommodation has undergone a complete programme of modernisation and extension with superbly proportioned living space presented to an exceptional standard and needs to be seen to be appreciated.

The accommodation is approached via a large welcoming entrance hall with porcelain tiled parquet style flooring and ample storage within the understairs area and with separate cloakroom/WC. Towards the front of the property is a well proportioned sitting room with a focal point of cast iron wood burner set upon a granite hearth whilst to the rear of the property is a truly impressive full width open plan living dining kitchen with a continuation of the flooring from the hallway and with a bespoke handmade in frame kitchen with quartz work surfaces incorporating central island. From the open plan area bi fold doors lead onto the attractive gardens at the rear which enjoy a high degree of privacy and there is also a separate adjacent utility room with access to the side.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom fitted with a contemporary white suite with chrome fittings.

Externally there is ample off road parking within the driveway which benefits from an adjacent lawned garden and access to the front store with up and over door.

To the rear accessed by the open plan space there are attractive gardens incorporating patio seating area and laid mainly to lawn with well stocked flower beds and enjoy a high degree of privacy.

The location is ideal being within easy reach of Timperley village centre and with Altrincham town centre a little further distant and within the catchment area of highly regarded primary and secondary schools.

Viewing is essential.

ACCOMMODATION

GROUND FLOOR

WIDE ENTRANCE HALL

15'9" x 8'11" (4.80m x 2.72m)

With attractive leaded and stained glass encased within the double glazed front door and window. Porcelain tiled parquet style flooring. Radiator. Ceiling cornice. Picture rail. Spindle balustrade staircase to first floor. Understairs cloaks cupboard and hidden storage.

SITTING ROOM

14'8" x 13'11" (4.47m x 4.24m)

PVCu double glazed bay window to the front. Picture rail. Ceiling cornice. Ceiling rose. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

33'4" x 20'6" (10.16m x 6.25m)

An impressive open plan space with underfloor heating throughout and comprising:

LIVING DINING AREA

With a continuation of the porcelain tiled parquet style flooring from the hallway. Fitted storage cupboard. Bi fold doors opening onto the rear gardens, recessed low voltage lighting. Ample space for living and dining suites.

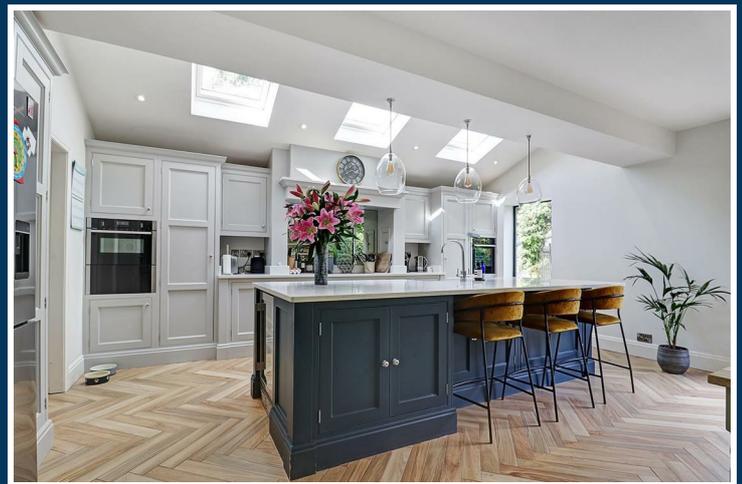
KITCHEN

With a comprehensive range of bespoke hand made in frame units with quartz work surfaces over and central island with twin bowl enamel sink unit and breakfast bar. Two integrated ovens/grills plus warming drawer. Wine fridge. Dishwasher. Five ring induction hob with extractor hood over. Space for American style fridge freezer with larger unit surround. Porcelain tiled parquet style flooring. Three Velux windows to the side. Picture window to the rear. Recessed low voltage lighting.

UTILITY ROOM

9'4" x 6'4" (2.84m x 1.93m)

With continuation of the units and quartz work surfaces from the kitchen and incorporating a Belfast style sink unit. Plumbing for washing machine. Space for dryer. Recessed low voltage lighting. Door to the side.



CLOAKROOM

5'4" x 4'7" (1.63m x 1.40m)

With a white suite with chrome fittings comprising WC and wash hand basin. Half panelled walls. Recessed low voltage lighting.

FIRST FLOOR

LANDING

Loft access hatch with pull down ladder to boarded loft space. Picture rail. Storage cupboard. Radiator.

MASTER BEDROOM

14'8" x 13'11" (4.47m x 4.24m)

With PVCu bay window to the front. Picture rail. Radiator.

EN-SUITE

6'9" x 3'1" (2.06m x 0.94m)

With a suite comprising tiled shower enclosure, WC and wash hand basin. Opaque PVCu double glazed window to the side.

BEDROOM 2

14'11" x 11'11" (4.55m x 3.63m)

With PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 3

12'2" x 8'10" (3.71m x 2.69m)

With PVCu double glazed window to the front. Radiator. Picture rail.

BEDROOM 4

10'10" x 10'9" (3.30m x 3.28m)

With PVCu double glazed window to the rear. Radiator. Picture rail.

BATHROOM

8'8" x 6'9" (2.64m x 2.06m)

With a contemporary suite comprising panelled bath with mixer shower, separate tiled shower enclosure, wide vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Underfloor heating.

OUTSIDE

To the front of the property the gravel driveway provides ample off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds.

To the rear and accessed via the open plan living space there is a large patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens enjoy a high degree of privacy.

GARAGE/STORE

9'11" x 6'5" (3.02m x 1.96m)

With up and over door and housing the combination gas central heating boiler.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "E"

TENURE

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

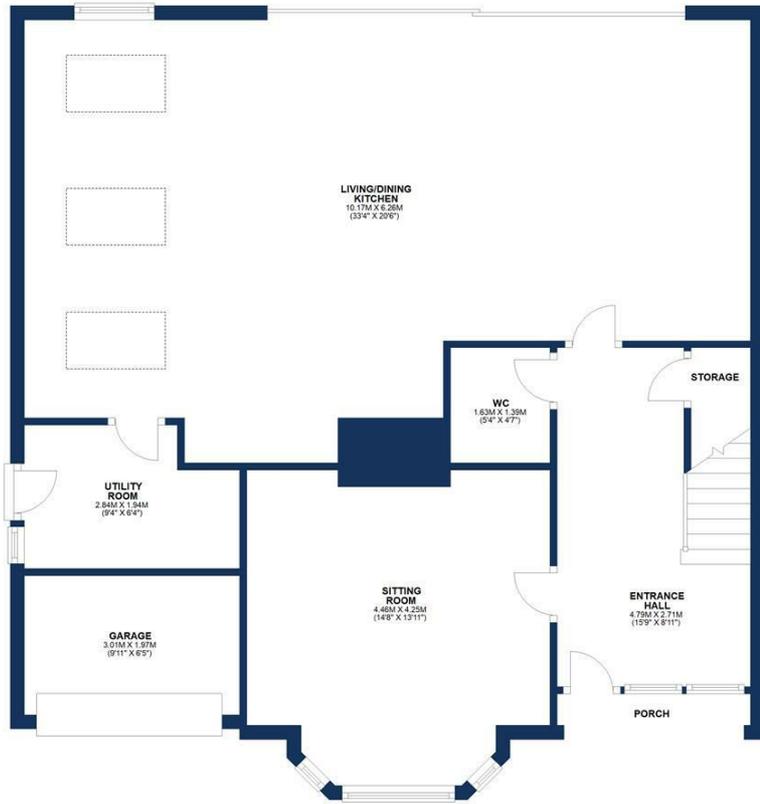
NOTE

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

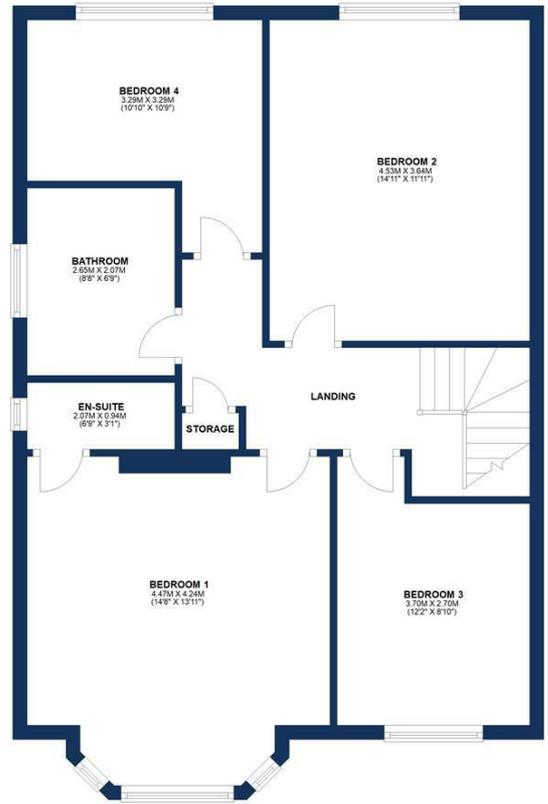


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GROUND FLOOR
APPROX. 103.0 SQ. METRES (1108.9 SQ. FEET)



FIRST FLOOR
APPROX. 72.3 SQ. METRES (777.8 SQ. FEET)



TOTAL AREA: APPROX. 175.3 SQ. METRES (1886.7 SQ. FEET)
Floorplans For Illustrative Purposes Only



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