



62 CROFTON AVENUE | TIMPERLEY

OFFERS OVER £325,000

NO ONWARD CHAIN A superbly presented semi detached family home in an ideal location within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front living room with access onto the rear dining kitchen with doors to the south westerly facing gardens. To the first floor there are two double bedrooms and modern bathroom/WC. Externally there is off road parking within the driveway to the front which extends to the side leading to the garage. Gated access then leads to the rear patio seating area which is also accessed via the dining kitchen with superb lawned gardens beyond with south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended.

POSTCODE: WA15 6DA

DESCRIPTION

A superbly presented semi detached family home that needs to be seen to be appreciated.

The accommodation is superbly appointed throughout and features a separate sitting room to the front whilst to the rear is a full width dining kitchen with double doors leading onto the south westerly facing patio with lawned gardens beyond. To the first floor there are two double bedrooms and modern family bathroom/WC.

To the front of the property the flagged driveway provides off road parking and has adjacent lawned gardens with hedge borders. The driveway continues to the side leading to the garage at the rear with light and power and gated access leading onto the rear gardens. The rear gardens are also accessed via the dining kitchen and feature a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

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

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and also the Metrolink station providing a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Stairs to first floor.

SITTING ROOM

12'1" x 10'4" (3.68m x 3.15m)

PVCu double glazed bay window to the front. Ceiling cornice. Radiator. Television aerial point. Telephone point.

DINING KITCHEN

14'11" x 10'1" (4.55m x 3.07m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Recessed low voltage lighting. Ample space for dining suite. PVCu double glazed window to the rear. PVCu double glazed doors provide access to the rear patio with lawned gardens beyond. Laminate wood flooring. PVCu double glazed door provides access to the side. Understairs storage cupboard. Cupboard housing combination gas central heating boiler.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch.



BEDROOM 1

14'11" x 12'5" (4.55m x 3.78m)

With PVCu double glazed bay window to the front. Additional PVCu double glazed window to the front. Radiator. Fitted wardrobes and dressing table.

BEDROOM 2

10'10" x 8'10" (3.30m x 2.69m)

PVCu double glazed window overlooking the rear garden. Radiator.

BATHROOM

7'10" x 5'9" (2.39m x 1.75m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from an adjacent lawned garden with hedge borders. The driveway continues to the side leading to the garage and with gated access onto the rear patio. The rear patio is also accessed via the dining kitchen and has superb lawned gardens beyond with well stocked flowerbeds with mature hedge and fence borders. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

GARAGE

With double doors to the front. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

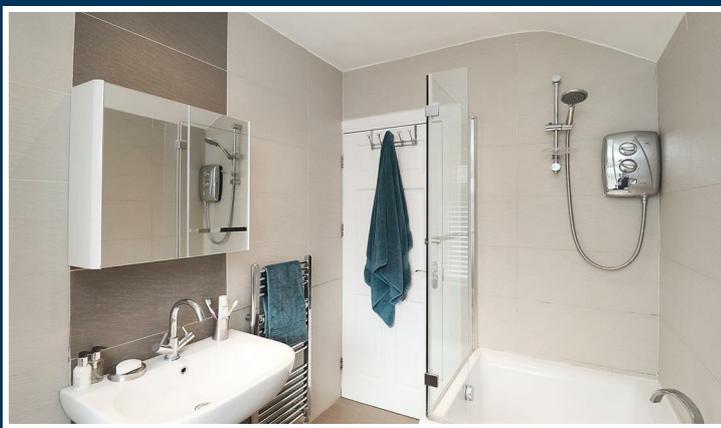
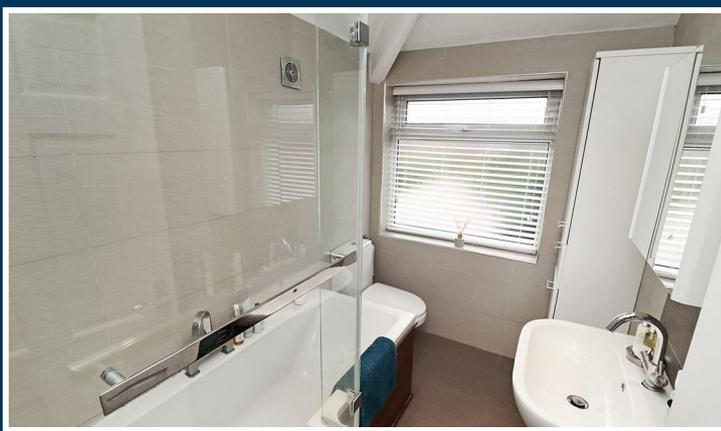
Band "C"

TENURE

We are informed the property is Freehold although the bottom of the garden is on a Leasehold and full details will be provided by our clients Solicitor.

NOTE

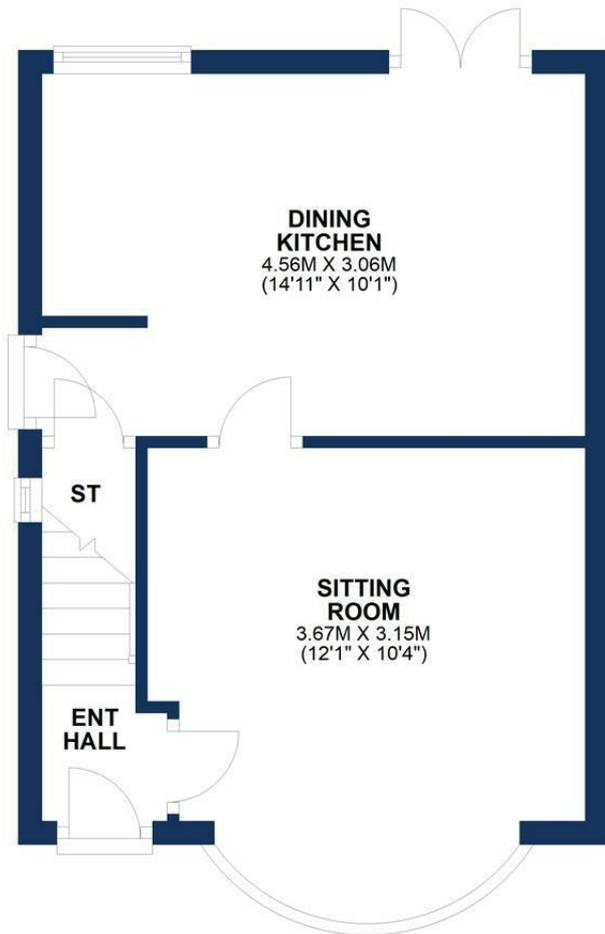
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 29.3 SQ. METRES (315.2 SQ. FEET)



FIRST FLOOR

APPROX. 29.3 SQ. METRES (315.1 SQ. FEET)



TOTAL AREA: APPROX. 58.6 SQ. METRES (630.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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