



**58 RADLET DRIVE | TIMPERLEY**

**OFFERS OVER £450,000**

A superbly presented semi-detached family house in a sought after location with carefully planned landscaped south facing rear gardens. The accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, spacious sitting room with feature fireplace, full width living/dining conservatory with bi-folding windows to the decked seating area, fitted kitchen with integrated appliances, three excellent bedrooms with built-in/fitted furniture and contemporary bathroom/WC including separate shower enclosure. Gas fired central heating and PVCu double glazing. Off road parking and detached garage.

POSTCODE: WA15 6DE

## DESCRIPTION

This traditional bay fronted semi detached family house is superbly presented and tastefully decorated throughout with the benefit of gas fired central heating and PVCu double glazing. The location is ideal being within the catchment area of highly regarded primary and secondary schools and Timperley Metrolink station lies less than a ½ mile distant.

The accommodation is approached beyond an entrance hall with adjoining cloakroom/WC and leads onto the generously proportioned sitting room with the focal point of marble conglomerate fireplace and contemporary living flame gas fire. Glazed bi-folding doors provide access to the full width living/dining conservatory and bi-folding windows open onto the substantial decked seating area which is ideal for entertaining during the summer months. The kitchen is fitted with Shaker style units and polished granite work surfaces complemented by a full range of integrated appliances.

At first floor level the excellent master bedroom features full height mirror fronted wardrobes and two additional bedrooms both benefit from fitted/built-in furniture. There is also a luxurious fully tiled bathroom/WC complete with separate shower enclosure.

The paved driveway provides off road parking and extends to the side of the property with detached garage beyond comprising storage to the front and garden room which is currently used as a bar at the rear.

The gardens feature a southerly aspect with various decked seating areas intersected by a well maintained lawn and surrounded by a fence perimeter with a variety of mature planting.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Leaded light effect/panelled woodgrain effect composite front door set within a matching opaque double glazed/panelled surround. Tiled floor.

#### ENTRANCE HALL

Glass balustrade staircase to the first floor. Under-stair storage cupboard. Engineered wood flooring. Picture rail. Radiator.

#### CLOAKROOM/WC

Modern white/chrome vanity wash basin and low-level WC. Storage cupboard with opaque PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Recessed LED lighting.

#### SITTING ROOM

**26'5" x 10'9" (8.05m x 3.28m)**

Marble conglomerate fireplace surround with contemporary living flame gas fire. PVCu double glazed bay window to the front. Laminate wood flooring. Coved cornice. Ceiling rose. Two radiators. Archway with glazed bi-folding doors to:

#### LIVING/DINING CONSERVATORY

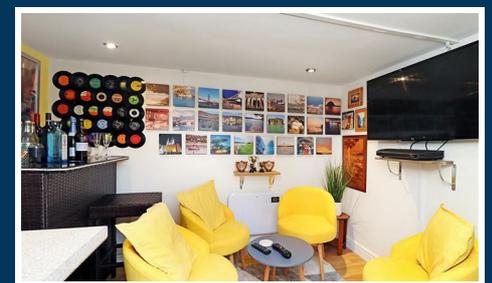
**18'1" x 12'5" (5.51m x 3.78m)**

Brick to the lower section, PVCu framed and double glazed beneath an opaque roof. Bi-folding windows to the rear decked terrace. Laminate wood flooring. Three wall light points. Radiator.

#### KITCHEN

**14'4" x 7'11" (4.37m x 2.41m)**

Fitted with Shaker style wall and base units beneath polished granite work surfaces/up-stands and under-mount 1 ½ bowl stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a double electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above, microwave, fridge, freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. Hardwood flooring. Radiator.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window at half landing level. Picture rail. Loft access hatch.

### BEDROOM ONE

13' x 10'3" (3.96m x 3.12m)

Built-in oak effect/mirror fronted wardrobes with sliding doors. Additional mirror fronted built-in wardrobes. PVCu double glazed bay window to the front. Laminate wood flooring. Recess low-voltage lighting. Picture rail. Radiator.

### BEDROOM TWO

11' x 7'11" (3.35m x 2.41m)

Light wood effect fitted furniture including wardrobes containing hanging rails and shelving, bookshelves, drawers and bedside table. PVCu double glazed window to the rear. Laminate wood flooring. Picture rail. Radiator.

### BEDROOM THREE

7'8" x 7'6" (2.34m x 2.29m)

Fitted closet with shelving. PVCu double glazed window to the front. Laminate wood flooring. Picture rail. Radiator.

### BATHROOM/WC

7'6" x 7'5" (2.29m x 2.26m)

Fully tiled and fitted with a modern suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC with concealed cistern. Wide shower enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Tall chrome heated towel rail.

## OUTSIDE

### DETACHED GARAGE

Reconfigured to incorporate:

### STORAGE

7'10" x 5'10" (2.39m x 1.78m)

Up and over door. Power supply.

### GARDEN ROOM/BAR

9'8" x 7'10" (2.95m x 2.39m)

Opaque PVCu double glazed/panelled door and matching window to the side. Laminate wood flooring. Recessed LED lighting. Wall mounted electric heater.

## 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

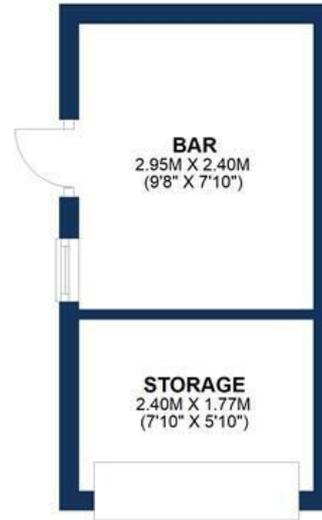
## NOTE

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. 73.6 SQ. METRES (792.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 34.5 SQ. METRES (371.0 SQ. FEET)



TOTAL AREA: APPROX. 108.1 SQ. METRES (1163.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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