



140 STOCKPORT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £650,000

A substantially extended and superbly refurbished semi-detached family house with contemporary open plan living space. The accommodation briefly comprises recessed porch, entrance hall, sitting room, living/dining kitchen with sliding windows to the rear decked seating area, utility and WC, four double bedrooms and two bath/shower rooms. Gas fired central heating and PVCu double glazing. Southerly facing landscaped rear gardens plus considerable outbuilding. Off road parking within the wide driveway. Ideal location 300 yards from the village.

POSTCODE: WA15 7SR

DESCRIPTION

This traditional bay fronted semi-detached family house has been substantially extended and fully refurbished by the current owners to create enviable open plan living space complemented by contemporary fittings.

The position is highly sought after with the village of Timperley approximately 300 yards distant whilst the comprehensive shopping centre of Altrincham is a little over a mile to the west. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

Approached beyond a recessed porch with attractive composite front door the entrance hall leads onto a separate reception room which provides flexible accommodation and may be suitable for a variety of uses. There is also access to the spacious living area which in turn opens onto the stunning dining kitchen with high gloss units and matching centre island plus double opening sliding windows to the decked terrace which is ideal for entertaining during the summer months. Completing the ground floor is a useful utility area and adjacent cloakroom/WC. At first floor level there are four superb double bedrooms and two well-appointed modern bath/shower rooms.

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

Externally there is a considerable outbuilding of timber construction providing ample space for a workshop or additional entertaining area alongside extra storage with separate access. The landscaped gardens are laid mainly to lawn and importantly benefit from a southerly aspect to enjoy the sunshine throughout the day.

The wide gravel driveway provides off road parking for two cars and there is gated access to the rear.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Leaded effect double glazed/panelled wood grain effect composite front door set within a PVCu double glazed surround.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Wood effect LVT flooring. Space for hanging coats and jackets. Picture rail. Radiator.

SITTING ROOM

11'7" x 11'1" (3.53m x 3.38m)

PVCu double glazed bay window to the front. Decorative ceiling moulding. Picture rail. Radiator.

LIVING/DINING KITCHEN

Planned to incorporate:

LIVING AREA

12'1" x 11'1" (3.68m x 3.38m)

With additional access from the entrance hall. Picture rail. Radiator. Wide opening to:

DINING KITCHEN

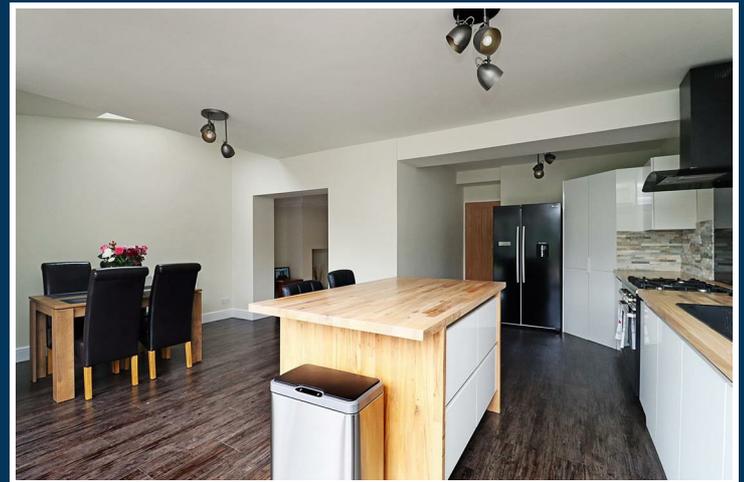
22'3" x 20'2" (6.78m x 6.15m)

Fitted with a range of high gloss white wall and base units beneath natural wood work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Matching centre island incorporating a breakfast bar and matching corner pantry unit with shelving. Recess for a wide range cooker with splash-back and chimney cooker hood above. Space for an American style fridge/freezer. Recess for a dishwasher. PVCu double glazed sliding windows to the rear set within matching side-screens. Velux window. Wood effect LVT flooring. Ample space for a dining suite. Radiator.

UTILITY/WC

7'7" x 6'10" (2.31m x 2.08m)

Space for an automatic washing machine and tumble dryer. Sliding door to a cloakroom with modern white/chrome vanity wash basin with mixer tap and low-level WC. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Wood effect LVT flooring. Extractor fan.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Spindle balustrade.

BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

Tiled fireplace surround. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM TWO

12'56" x 10'10" (3.66m x 3.30m)

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

BEDROOM THREE

16'7" x 7'10" (5.05m x 2.39m)

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

BEDROOM FOUR

13'2" x 7'5" (4.01m x 2.26m)

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

BATHROOM/WC

6'11" x 6'2" (2.11m x 1.88m)

Fitted with a modern white/chrome suite comprising P-shaped bath with thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the front. Wood effect LVT flooring. Extractor fan. Chrome heated towel rail.

SHOWER ROOM/WC

6'10" x 5'5" (2.08m x 1.65m)

Fitted with a modern vanity wash basin with mixer tap and low-level WC. Corner enclosure with thermostatic shower and stone effect panelled walls. Wall mounted high gloss white cabinet with shelving. Opaque PVCu double glazed window to the front. Wood effect LVT flooring. Extractor fan.

OUTSIDE

WORKSHOP/STORAGE

21'2" x 18'11" (6.45m x 5.77m)

Double opening timber doors. Timber framed double glazed window to the side. Light and power supplies.

STORAGE

7' x 6'5" (2.13m x 1.96m)

Timber door to side and internal access to workshop. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

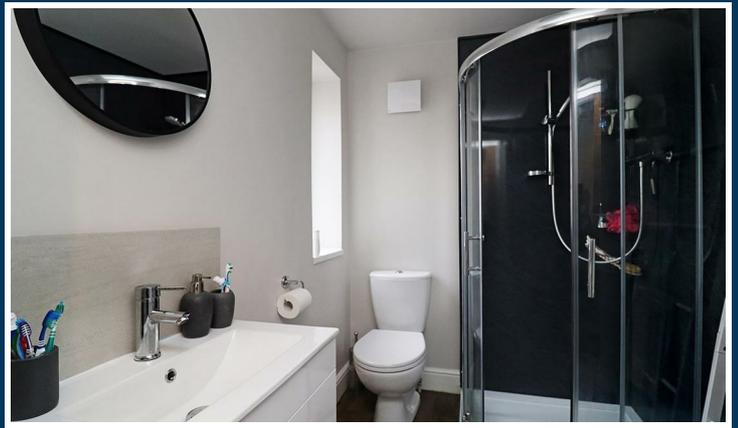
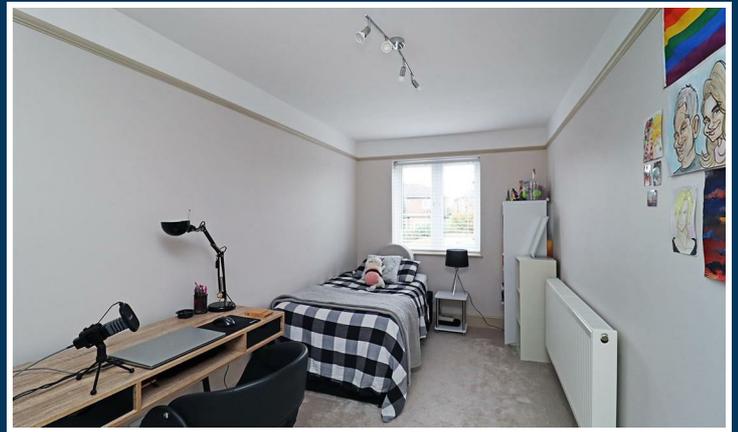
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £5.50 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band D

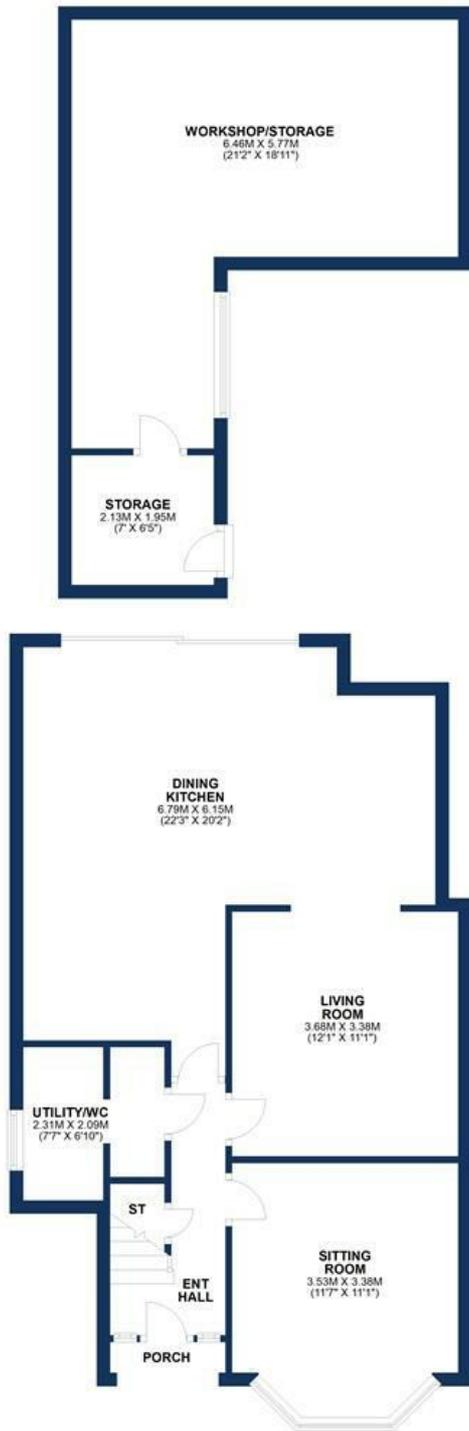
NOTE

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. 96.6 SQ. METRES (1040.2 SQ. FEET)



FIRST FLOOR
APPROX. 61.3 SQ. METRES (660.0 SQ. FEET)



TOTAL AREA: APPROX. 157.9 SQ. METRES (1700.1 SQ. FEET)
Floorplans For Illustrative Purposes Only



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