



20 SOUTH MEADE | TIMPERLEY

OFFERS OVER £625,000

NO ONWARD CHAIN Occupying an enviable plot which needs to be seen to be appreciated this superbly proportioned and beautifully maintained detached family home is ideally located at the head of this sought after cul de sac. The property offers a great opportunity to extend and remodel to individual taste subject to relevant permissions being obtained. The existing accommodation briefly comprises enclosed porch, welcoming entrance hall, front dining room plus rear sitting room with adjacent conservatory, morning room, kitchen and utility, cloakroom/WC. Three excellent bedrooms and family bathroom/WC. To the front of the property the tarmac drive provides off road parking and access to the detached garage. To the rear is a large patio seating area with extensive lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day and also a high degree of privacy. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6QL

DESCRIPTION

A superb opportunity to purchase a detached family home in a sought after cul de sac location within easy reach of Timperley Metrolink station and also Timperley village centre and with an incredible plot that needs to be seen to be appreciated.

The property has been maintained to an excellent standard and features the original leaded and stained glass incased within PVCu double glazing to keep as much of the original character and charm as possible. The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall with original front door and towards the front of the property there is a large dining room whilst to the rear is a separate sitting room with access onto the rear conservatory which in turn leads onto the south facing gardens. There is also a separate morning room this in turn leads onto the fitted kitchen which has access to a useful utility room and also the rear porch. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

To the front of the property the tarmac drive provides off road parking and has adjacent gravel borders and provides access to the detached garage. The garage benefits from light and power. The gardens as previously mentioned are a particular feature and incorporate patio seating areas with extensive lawned gardens beyond which are incredibly private and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools.

A superb family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

13'7 x 8'3 (4.14m x 2.51m)

With the original leaded and stained glass panelled front door with matching side screen and top lights. PVCu double glazed leaded and stained glass window to the side. Telephone point. Plate rail. Radiator.

DINING ROOM

14'4 x 13'1 (4.37m x 3.99m)

With PVCu double glazed bay window to the front with leaded and stained glass top lights and PVCu double glazed leaded and stained glass porthole window to the side. Gas fire. Ceiling cornice. Radiator.

SITTING ROOM

13'10 x 12'2 (4.22m x 3.71m)

Focal point of a living flame gas fire with marble effect surround and hearth. Opaque leaded and stained glass PVCu double glazed window to the side. Picture rail. Ceiling cornice. Television aerial point. Radiator. Sliding PVCu double glazed door to the conservatory with leaded and stained glass top lights.

MORNING ROOM

10'8 x 8'3 (3.25m x 2.51m)

PVCu double glazed window to the side. Radiator. Wall mounted Worcester combination gas central heating boiler.

KITCHEN

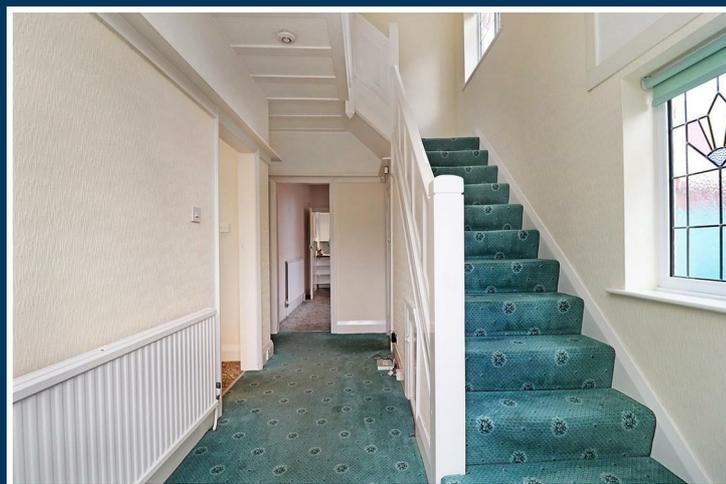
9'5 x 8'5 (2.87m x 2.57m)

With a range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for cooker. Integrated dishwasher. Space for fridge. Dual aspect PVCu double glazed windows. PVCu double glazed door provides access to the side porch.

UTILITY

8'5 x 4'6 (2.57m x 1.37m)

With wall and base units with work surfaces over. Plumbing for washing machine. Space for dryer. PVCu double glazed window to the rear. Tiled splashback.



CONSERVATORY

12'2 x 9'5 (3.71m x 2.87m)

Double PVCu double glazed doors to the garden. Light and power. Tiled floor. Radiator.

CLOAKROOM

WC and vanity wash basin. Opaque PVCu double glazed window to the side. Extractor fan. Tiled splashback.

REAR PORCH

PVCu double glazed window to the side. Tiled floor.

FIRST FLOOR

LANDING

Picture rail. Loft access hatch. Opaque leaded and stained glass PVCu double glazed window to the side.

BEDROOM 1

14'5 x 12'2 (4.39m x 3.71m)

PVCu double glazed bay window to the front with leaded and stained glass top lights. Fitted wardrobes and matching bedside cabinets. Radiator. Telephone point. Ceiling cornice.

BEDROOM 2

13'10 x 12'5 (4.22m x 3.78m)

PVCu double glazed window overlooking the rear garden with leaded and stained glass top lights. Radiator. Ceiling cornice.

BEDROOM 3

8'11 x 8'3 (2.72m x 2.51m)

With PVCu double glazed window to the front with leaded and stained glass top lights. Radiator. Telephone point

BATHROOM

10'5 x 8'3 (3.18m x 2.51m)

With a suite comprising walk in shower enclosure, WC and vanity wash basin. Radiator. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Airing cupboard.

OUTSIDE

To the front of the property the tarmac driveway provides off road parking and continues to the side.

To the rear there are large patio seating areas with extensive lawned gardens beyond which are private and benefit from a southerly aspect to enjoy the sun all day.

GARAGE

Up and over door to the front. Doors to the side and window to the rear. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

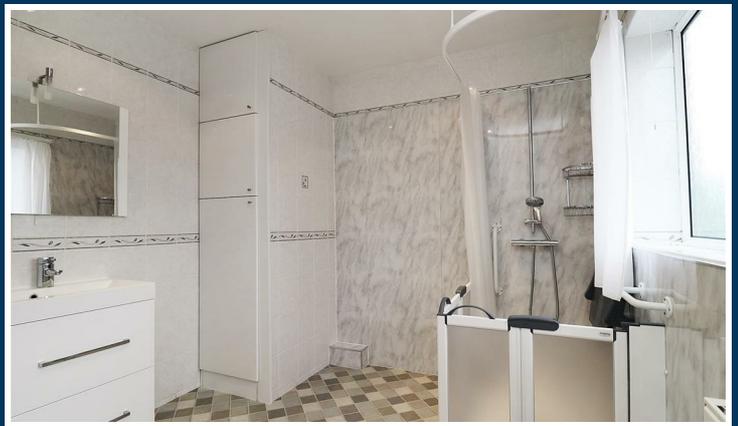
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TENURE

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

NOTE

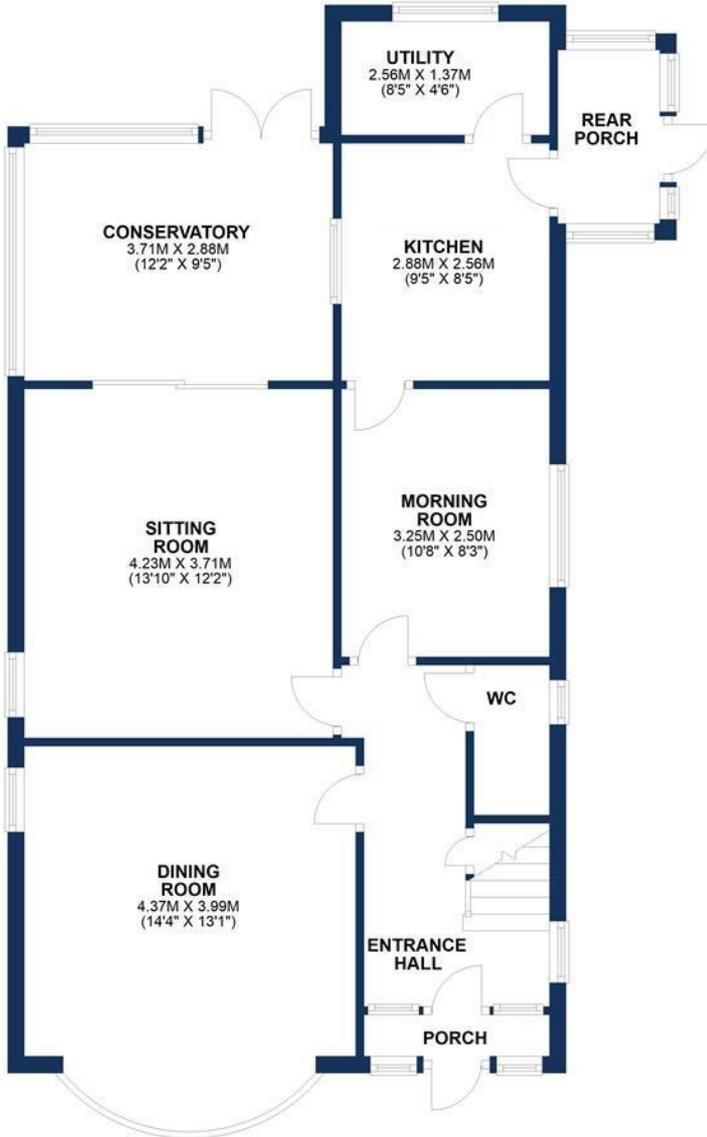
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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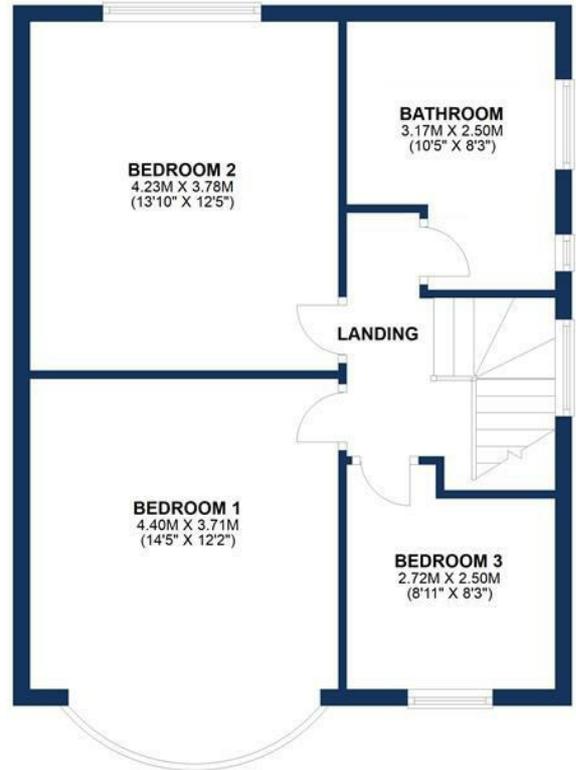
GROUND FLOOR

APPROX. 76.9 SQ. METRES (828.2 SQ. FEET)



FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.0 SQ. FEET)



TOTAL AREA: APPROX. 128.6 SQ. METRES (1384.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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