



11 MOSSGROVE ROAD | TIMPERLEY

OFFERS OVER £575,000

A much improved and beautifully presented traditional semi detached family home in a sought after location within easy reach of Timperley village centre, Altrincham town centre and with Wellington School on the doorstep. The well proportioned accommodation briefly comprises enclosed porch, entrance hall, open plan full depth sitting/dining room with doors onto a decked seating area with gardens beyond, adjacent re-fitted breakfast kitchen with a range of integrated appliances and with access to a cloaks area and WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC. Off road parking for several vehicles to the front and access to the garage. To the rear is a large decked seating area with delightful lawned gardens beyond plus summer house/office with light and power. Viewing is highly recommended to appreciate the standard of presentation and the proportions of the accommodation on offer.

POSTCODE: WA15 6LF

DESCRIPTION

This larger than average semi-detached family home has undergone a recent programme of modernisation and needs to be seen to be appreciated. The location is ideal being within walking distance of The Willows primary school, Wellington School, Timperley village centre, Navigation Road Metrolink station and Altrincham town centre within easy reach.

The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the full depth sitting/dining room which has a focal point of a cast iron stove and with patio doors leading onto the rear decked seating area with lawned gardens beyond. Off the dining area is access to the newly installed breakfast kitchen with a range of integrated appliances plus breakfast bar and again with access to the rear garden and also a separate cloaks area with ground floor WC off.

To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking for several vehicles and access to the attached garage. To the rear and accessed via the dining area and breakfast kitchen is a large decked seating area with delightful lawned gardens beyond plus the added benefit of a summer house/office with light and power.

A beautifully presented family home and viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Radiator. California oak herringbone flooring. Spindle balustrade staircase to first floor. Radiator.

FULL DEPTH SITTING/DINING ROOM

23'11" x 14'8" (7.29 x 4.47)

Running the full depth of the property a with a focal point of a solid fuel burner set within a tiled hearth. PVCu double glazed window to the front. PVCu double glazed doors provide access to the rear decked seating area with gardens beyond. Ceiling cornice. Ample space for living and dining suites. Radiator. California oak herringbone flooring.

BREAKFAST KITCHEN

14'8" x 11'3" (4.47 x 3.43)

Recently re-fitted with grey wall and base units with Carrera quartz work surfaces over incorporating a 1 1/2 bowl sink unit and also a breakfast bar. Integrated oven/grill plus 5 ring gas hob with extractor hood over. Integrated dishwasher and wine cooler. Integrated fridge freezer. Tiled splashback. Recessed low voltage lighting. PVCu double glazed door provides access to decked seating and lawned gardens beyond. PVCu double glazed window overlooks the rear garden. California oak herringbone flooring.

CLOAKS AREA

California oak herringbone flooring.

WC

Fitted with a white suite with chrome fittings comprising WC and vanity wash basin. Radiator. California oak herringbone flooring. Opaque PVCu double glazed window to the front. Radiator. Tiled splashback.



FIRST FLOOR

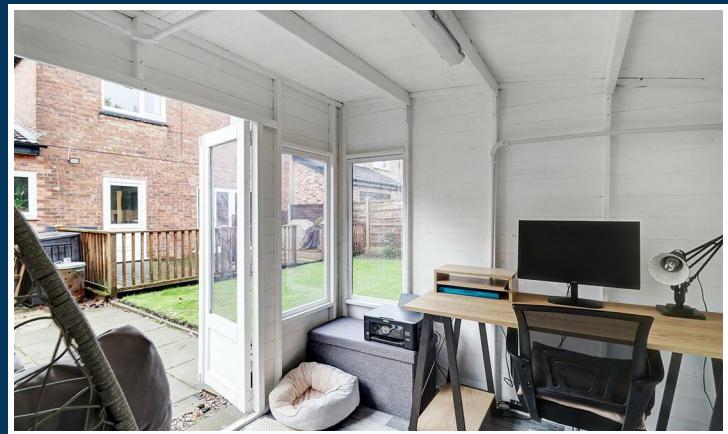
LANDING

PVCu double glazed window to the front. Loft access hatch. Loft is accessed via a pull down ladder and is boarded for storage and benefits from light and power.

BEDROOM ONE

12'3" x 10'9" (3.73 x 3.28)

PVCu double glazed window to the front. Radiator. Television aerial point.



BEDROOM TWO

12'6" x 11'2" (3.81 x 3.40)

With PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM THREE

9'6" x 7'10" (2.90 x 2.39)

PVCu double glazed window to the rear. Radiator.



BATHROOM

6'7" x 6'6" (2.01 x 1.98)

Fitted with a white suite with chrome fittings and comprising panelled bath with main shower over, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Low voltage lighting.

OUTSIDE

GARAGE

13'9" x 7'2" (4.19 x 2.18)

With up and over door. Wall mounted combination gas central heating boiler fitted approximately 18 months ago. Light and power.

To the front of the property the flagged driveway provides off road parking for several vehicles and access to the garage. To the rear and accessed via the dining area and breakfast kitchen there is a large decked seating area with delightful lawned gardens beyond plus a further gravelled seating area. The property also benefits from a summer house with light and power which can easily be used as a home office.

SERVICES

All main services are connected.

POSSESSION

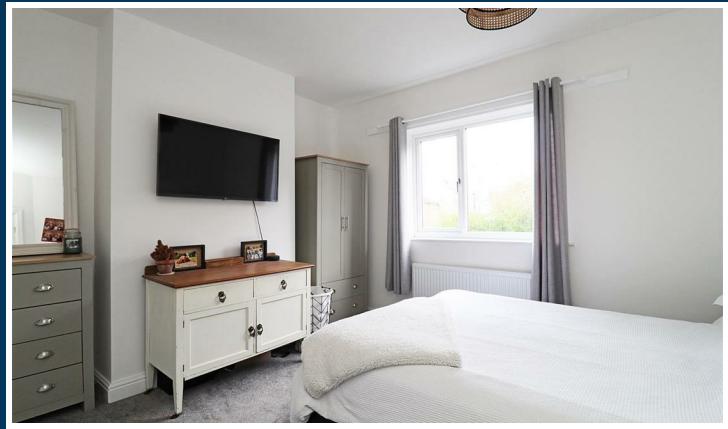
Vacant possession on completion.

COUNCIL TAX

Band "D"

TENURE

We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

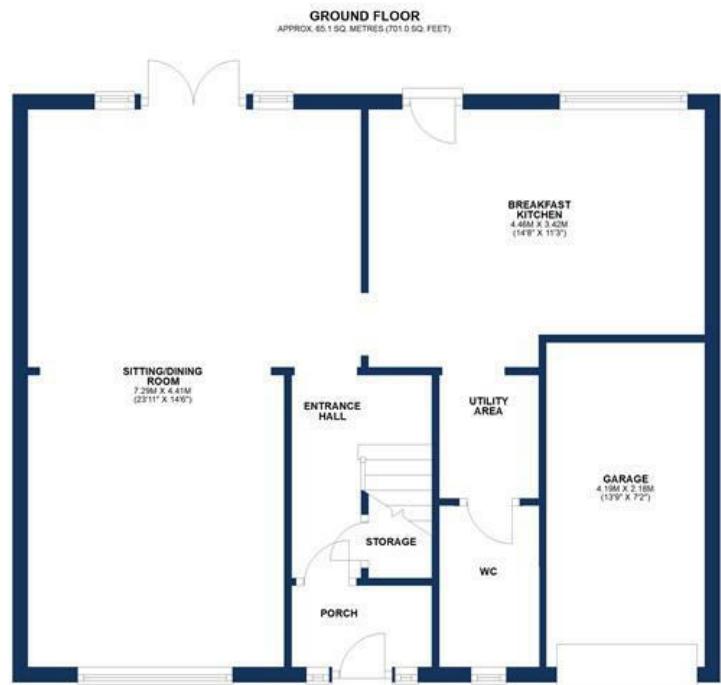


NOTE

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



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TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

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HALE, CHESHIRE, WA15 9SF

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