



35 GREENHILL ROAD | TIMPERLEY

OFFERS IN THE REGION OF £550,000

*** NO CHAIN*** A superbly proportioned detached family home ideally located within walking distance of Timperley village centre. The accommodation briefly comprises enclosed porch, entrance hall, dining room to the front with sitting room to the rear with attractive inglenook and doors leading onto the rear conservatory with access to the gardens. The ground floor accommodation is completed by the morning room and adjacent breakfast kitchen with rear utility area and WC. To the first floor there are three double bedrooms and large family bathroom/WC. Ample off road parking within the driveway to the front which also provides access to the garage whilst to the rear the gardens are laid mainly to lawn and incorporate a patio seating area. Viewing is highly recommended.

POSTCODE: WA15 7BG

DESCRIPTION

This superbly proportioned detached family home offers well maintained accommodation in an ideal location within walking distance of Timperley village centre.

The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall which then provides access onto the bay fronted dining room whilst to the rear is a separate sitting room with an attractive inglenook and with door providing access onto the rear conservatory with double doors leading onto a patio seating area with delightful lawned gardens beyond. There is also a morning room which leads onto the fitted kitchen which has a separate utility area and WC.

To the first floor the property has been extended and offers 3 superb double bedrooms and large family bathroom with separate WC.

To the front of the property the drive provides off road parking and access to the garage and has adjacent lawned gardens with well stocked flowerbeds and gated access to the side.

To the rear is large patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders.

The location is ideal as previously mentioned being within walking distance of Timperley village centre and also lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the proportions of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Hardwood leaded and stained glass effect panelled door. Radiator. Stairs. Ceiling cornice. Picture rail. Understairs storage cupboard.

DINING ROOM

13'5" x 11'5" (4.09m x 3.48m)

With PVCu double glazed bay window to the front. Focal point of a living flame gas fire within a marble effect surround and hearth. Radiator. Television aerial point.

SITTING ROOM

15'6" x 15'2" (4.72m x 4.62m)

With a focal point of an attractive inglenook housing a fireplace currently housing an electric fire on a tiled hearth and flanked by leaded windows. Leaded glass panelled door to the rear conservatory. Radiator. Picture rail. Television aerial point.

CONSERVATORY

12'2" x 11'11" (3.71m x 3.63m)

With PVCu double glazed double doors to the rear garden.

MORNING ROOM

9'5" x 8'11" (2.87m x 2.72m)

With PVCu double glazed window to the side. Understairs storage cupboard. Radiator.

KITCHEN

16'9" x 9'5" (5.11m x 2.87m)

Fitted with a comprehensive range of natural wood fronted wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge freezer. Tiled splashback, PVCu double glazed window to the side and additional single glazed window. Laminate flooring. Access to:



REAR ENTRANCE VESTIBULE

With opaque double glazed window to the rear. Tiled floor. Access to:

UTILITY ROOM

With plumbing for washing machine and wall mounted Worcester combination gas central heating boiler. Opaque PVCu double glazed window to the rear. Tiled walls and floor.

WC

With low level WC and corner wash hand basin. Tiled walls and floor. Opaque PVCu double glazed window to the rear.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

13'9" x 12'9" (4.19m x 3.89m)

With timber framed bay window to the rear. Fitted wardrobes and dressing table and matching overhead cupboards. Radiator.

BEDROOM 2

17'8" x 14'3" with dressing area 7'7" x 7'6" (5.38m x 4.34m with dressing area 2.31m x 2.29m)

With two PVCu double glazed windows to the front and one to the rear. Two radiators.

BEDROOM 3

15'6" x 11'2" (4.72m x 3.40m)

With PVCu double glazed window to the front. Radiator. Fitted wardrobes and overhead cupboards.

BATHROOM

17'5" x 9'5" (5.31m x 2.87m)

Superbly proportioned family bathroom and with suite comprising bath, separate shower enclosure, wash hand basin and bidet. Opaque windows to the side and rear. Large airing cupboard. Half tiled walls. Radiator.

SEPARATE WC

With WC and opaque window to the side. Half tiled walls.

OUTSIDE

To the front of the property the block paved drive provides off road parking and is flanked by lawned gardens with well stocked flowerbeds and there is gated access to the side. The drive also provides access to:

GARAGE

17'8" x 9'10" (5.38m x 3.00m)

With door to the rear and window to the side.

The rear gardens incorporate a patio seating area accessed via the conservatory and with delightful lawned gardens beyond with well stocked flowerbeds and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "F"

TENURE:

To be confirmed

NOTE

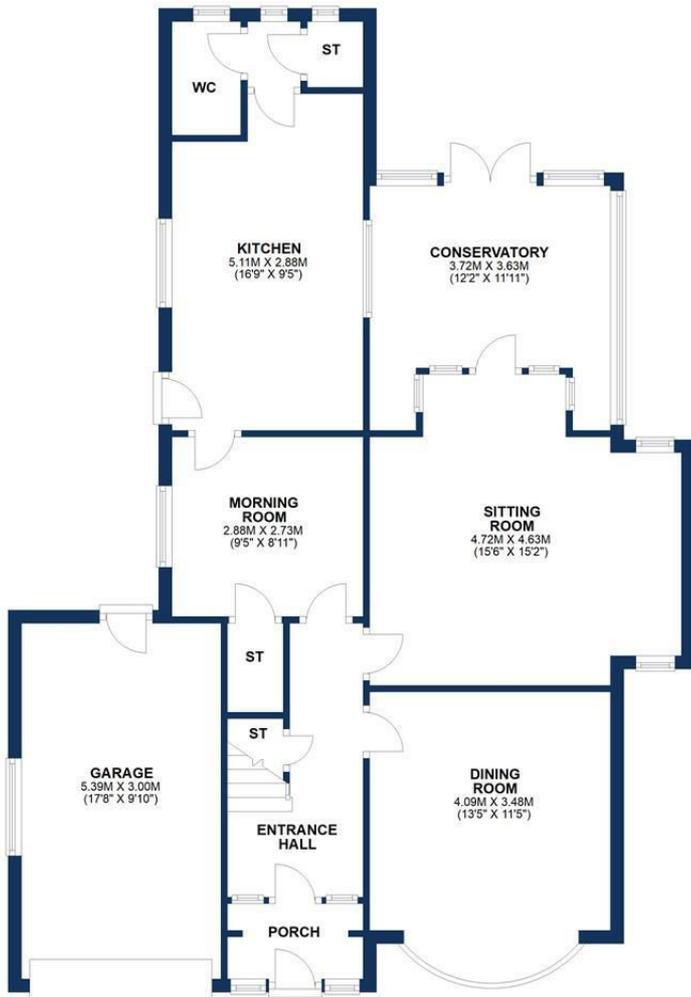
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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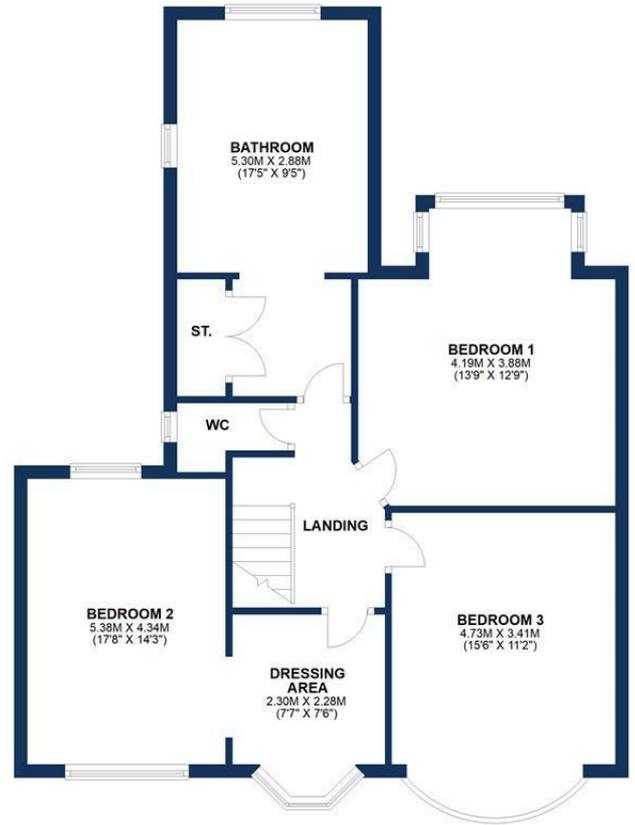
GROUND FLOOR

APPROX. 100.1 SQ. METRES (1077.3 SQ. FEET)



FIRST FLOOR

APPROX. 72.7 SQ. METRES (782.9 SQ. FEET)



TOTAL AREA: APPROX. 172.8 SQ. METRES (1860.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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