IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

PEBBLE CROFT 2 MAYFIELD ROAD | TIMPERLEY

OFFERS OVER £850,000

NO CHAINAn exceptional semi detached family home which has been re-modelled in recent years and is ideally located within the heart of Timperley village. The accommodation briefly comprises welcoming entrance hall, living room to the front and separate sitting room to the rear overlooking the gardens, open plan dining kitchen with adjacent utility room and separate WC, master bedroom with en-suite shower room/WC and dressing room, two further excellent double bedrooms serviced by the family bathroom/WC. There is ample off road parking within the driveway to the front and side and there is also a detached garage toward the rear. The rear gardens incorporate a paved seating area with superb lawned gardens beyond an a further large courtyard all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the standard of accommodation of offer.

POSTCODE: WA15 7SZ

DESCRIPTION

This attractive arts and crafts semi detached family home is ideally positioned on one of Timperleys most sought after roads within the heart of the village centre.

In recent years the property has been re-planned and modernised throughout to provide beautifully presented and superbly proportioned accommodation that needs to be seen to be appreciated. Upon entering the property the entrance hall has a large store cupboard and spindle balustrade staircase leading to the galleried landing to the first floor. Towards the front of the property there is a separate living room with bay window to the side with a focal point of an original fireplace. Additionally towards the rear is a second sitting room with an attractive inglenook housing an open fire with tiled insert and heart and there is also a bay window overlooking the extensive gardens to the rear. Also to the rear is the breakfast kitchen fitted with a impressive bespoke solid wood in frame kitchen complete with central island and adjacent dining area and with doors providing access onto the rear garden. Also off the dining kitchen is an inner hallway leading to the cloakroom/WC and separate large utility room.

To the first floor the master bedroom has a focal point of an exposed brick chimney breast and fireplace and there is an en-suite shower room/WC plus dressing room. There are two further excellent double bedrooms serviced by the family bathroom fitted with a modern white suite with chrome fittings.

Externally there is ample off road parking within the driveway for several vehicles. The driveway continues to the side leading to the garage. Immediately to the rear is a paved seating area incorporating a water feature and with extensive lawned gardens beyond and with a timber pergola leading onto a further paved courtyard. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

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 including Wellington School and Altrincham Boys and Girls Grammar schools.

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

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

ENTRANCE HALL
Hardwood glass panelled front door. Laminate flooring. Radiator. Spindle balustrade staircase returning to one side. Picture rail. Ceiling cornice. Understairs storage cupboard.

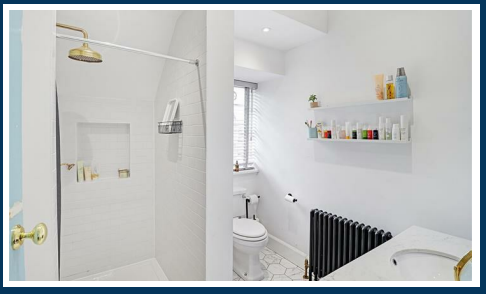
LIVING ROOM
17'5" x 13'2" (5.31m x 4.01m)
With a focal point of an original fireplace. Fitted shelving. Laminate flooring. Two radiators. Window to the front and bay window to the side.

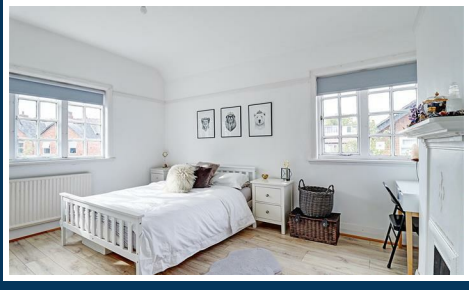
SITTING ROOM
18'2" x 16'4" (5.54m x 4.98m)
An impressive reception room with a focal point of inglenook with inset seating and housing an original open fireplace with tiled insert and hearth. Two windows to the side and bay window overlooking the rear garden. Television aerial point. Laminate flooring. Two radiators. Ceiling cornice.

DINING KITCHEN
18'10" x 14'9" (5.74m x 4.50m)
Fitted with attractive bespoke solid wood in frame units with quartz work surfaces over incorporating Belfast style sink unit. There is a central island with breakfast bar. Integrated appliances include fridge freezer, dishwasher and microwave. There is space for a Range oven and stainless steel extractor hood. Recessed low voltage lighting. Tiled splashback. Television aerial point. Bi fold doors lead onto the rear garden. Underfloor heating throughout and ample space for dining suite. Laminate flooring.

INNER HALLWAY TO;

UTILITY ROOM
8'7" x 7'8" (2.62m x 2.34m)
With work surfaces incorporating stainless steel sink unit with drainer. Plumbing for washing machine and space for dryer. Laminate flooring. Radiator. Window to the front. Recessed low voltage lighting. Access to large storage cupboard housing the hot water cylinder and wall mounted combination gas central heating boiler.





WC
With WC and vanity wash basin. Opaque window to the front. Extractor fan. Laminate flooring. Underfloor heating.

FIRST FLOOR

LANDING
Window to the front. Loft access hatch with pull down ladder to boarded loft space.

MASTER BEDROOM
15'0" x 14'1" (4.57m x 4.29m)
A superbly proportioned master bedroom with a focal point of an exposed brick chimney breast and fireplace. Laminate flooring. Radiator. Window to the front. Access to :

DRESSING ROOM
8'4" x 7'1" (2.54m x 2.16m)
With window to the rear. Laminate flooring. Radiator. Recessed low voltage lighting.

EN SUITE
8'2" x 7'4" (2.49m x 2.24m)
A contemporary suite comprising tiled shower enclosure, WC and vanity wash basin. Radiator. Window to the rear. Recessed low voltage lighting. Tiled floor.

BEDROOM 2
13'11" x 13'2" (4.24m x 4.01m)
With windows to the side and rear. Focal point of an original tiled fireplace. Laminate flooring. Exposed brick wall. Radiator.

BEDROOM 3
14'9" x 13'11" (4.50m x 4.24m)
Windows to the side and rear. Laminate flooring. Focal point of an original fireplace. Radiator. Picture rail. Access to storage cupboard.

BATHROOM
9'2" x 7'6" (2.79m x 2.29m)
Fitted with a contemporary white suite with chrome fittings comprising bath with mains shower over, WC and vanity wash basin. Window to the rear. Extractor fan. Tiled splashback. Heated towel rail. Tiled floor.

OUTSIDE
To the front of the property there is ample off road parking within the driveway for several vehicles. The drive continues to the side leading to the garage which benefits from power and there is also a water feed to the front.

To the rear is a patio seating area with extensive lawned gardens beyond with timber pergola leading onto a further paved courtyard. The rear gardens are a particular feature and need to be seen to be appreciated and benefit from a westerly aspect to enjoy the afternoon and evening sun. External power points and water feed to the rear.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "F"

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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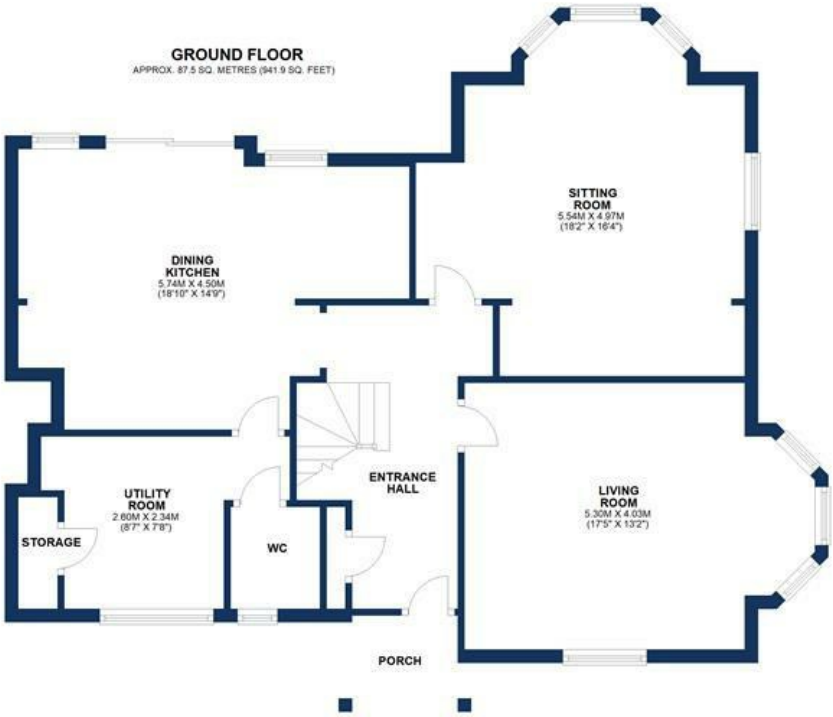

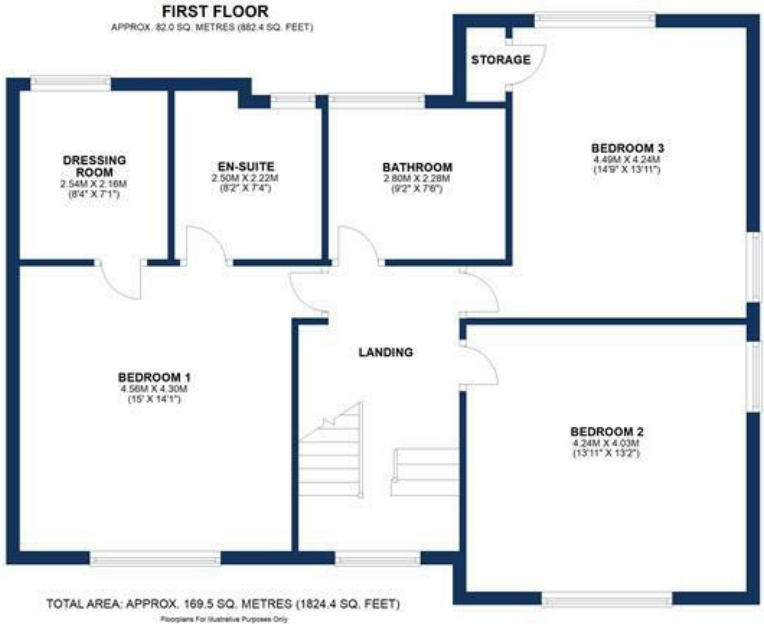

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