



## 5 LAMPREY DRIVE | WEST TIMPERLEY

OFFERS OVER £475,000

A superbly presented property in the ever popular Stamford Brook development. Entrance hall, well proportioned sitting room, full width dining kitchen with integrated appliances, cloakroom/WC, master bedroom with en suite shower room, two further double bedrooms, generous single bedroom and family bathroom/WC. Southerly facing rear gardens and two allocated parking spaces. PVCu double glazing and gas central heating plus pressurised hot water system.

POSTCODE: WA14 5YQ

## DESCRIPTION

Built by Messrs Bryant Homes and Redrow Homes in conjunction with the National Trust, this contemporary mews house forms part of the latter stages of the development and occupies an ideal position on the fringe of the Stamford Brook community woodland. The property sits in a convenient location with the comprehensive shopping centre of Altrincham approximately 1 mile distant and also provides a commuter service into Manchester via the Metrolink tram system with stations also available at Navigation Road and Timperley.

The accommodation is superbly proportioned and presented with an excellent sitting room positioned to the front. To the rear a full width contemporary dining kitchen with a range of integrated appliances also features double opening French windows to the stone paved terrace and gardens beyond. Completing the ground floor accommodation is a cloakroom/WC.

To the first floor the master bedroom benefits from fitted wardrobes and an en-suite shower room/WC. A further double bedroom with fitted wardrobes and generous single bedroom are served by the family bathroom/WC.

Currently used as the master bedroom and positioned on the second floor an excellent double bedroom with large eaves storage cupboard features Velux windows to both the front and rear elevations.

Externally there are two parking spaces to the front of the property whilst to the rear there is an extensive stone paved terrace with raised seating area and gardens laid mainly to lawn with a fenced perimeter and importantly benefiting from a southerly aspect to enjoy the sun throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached through a composite front door. Oak flooring. Spindle balustrade staircase to the first floor. Understairs storage cupboard. Radiator.

#### SITTING ROOM

16'2" x 10'11" (4.93 x 3.33)

A superbly proportioned room with PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator. Natural wood flooring.

#### DINING KITCHEN

18'4" x 10'5" maximum (5.59 x 3.18 maximum)

Fitted with a comprehensive range of contemporary high gloss wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splashback. Integrated appliances include a double electric oven/grill, four ring gas hob with stainless steel extractor hood above, fridge freezer, dishwasher and automatic washing machine. Ample space for a dining table and chairs. Double opening French windows to the stone paved rear terrace. PVCu double glazed window overlooking the rear garden. Tiled floor. Provision for a wall mounted flat screen television. Radiator.

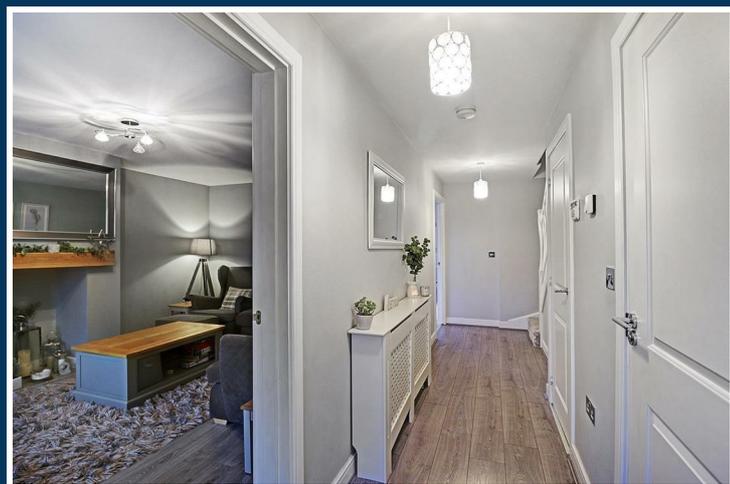
#### CLOAKROOM/WC

A white/chrome suite comprising low level WC and wall mounted wash basin with mixer tap and tiled splashback. PVCu opaque double glazed window to the front. Tiled floor. Radiator.

### FIRST FLOOR

#### LANDING

Cupboard housing the pressurised hot water system. Spindle balustrade staircase to the second floor.



### BEDROOM 1

12'6" x 10'11" (3.81 x 3.33)

Fitted wardrobes with hanging rails and shelving. PVCu double glazed window to the front. Television aerial point. Radiator.

### EN SUITE SHOWER ROOM/WC

8'5" x 3'4" (2.57 x 1.02)

Fitted with a white/chrome suite comprising low level WC and wall mounted wash basin. Tiled shower enclosure with thermostatic shower. Tiled floor. Shaver point. Extractor. Chrome heated towel rail.

### BEDROOM 3

10'11" x 10'5" (3.33 x 3.18)

Contemporary fitted wardrobes with hanging rails and shelving. PVCu double glazed window to the rear. Oak flooring. Radiator.

### BEDROOM 4

8'2" x 7'1" (2.49 x 2.16)

A generous single room with PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

8'2" x 7'1" (2.49 x 2.16)

With a white/chrome suite comprising low level WC, wall mounted wash basin with mixer tap and panelled bath with thermostatic shower and screen above set within a tiled surround. Tiled floor. Shaver point. Extractor. Chrome heated towel rail.

### SECOND FLOOR

#### BEDROOM 2

18'6" x 10'10'0"

Currently used as the master and featuring a large eaves storage cupboard. Velux windows to both the front and rear elevations. Television aerial point. Two radiators.

### OUTSIDE

To the front of the property there are two allocated parking spaces whilst to the rear a stone paved terrace with raised seating area leads onto a garden laid mainly to lawn with a fence perimeter and importantly a southerly aspect to enjoy the sun throughout the day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

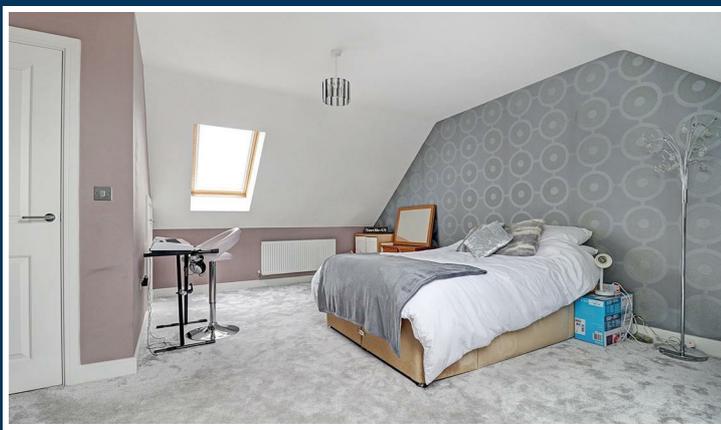
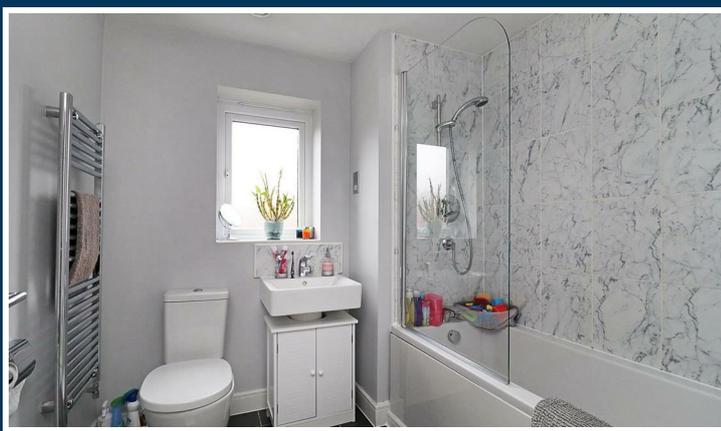
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### NOTE

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

### TENURE

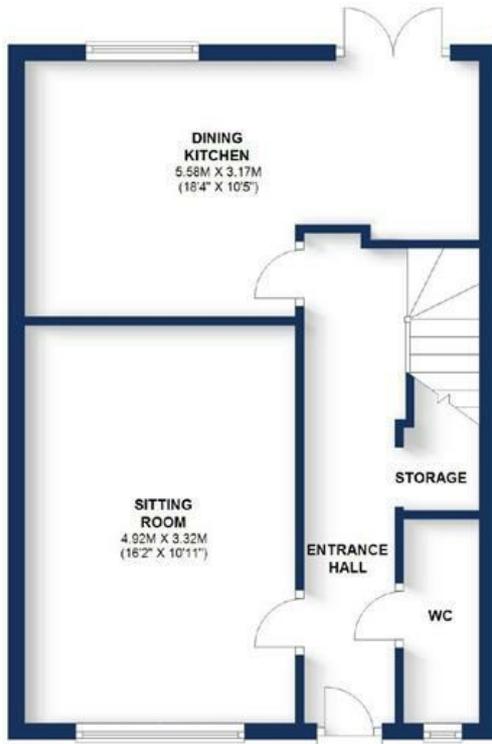
We are informed the property is Freehold. This should be verified by your solicitor. There is a development charge amounting to approximately £275.00 per annum and contributes to the maintenance of the estate.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

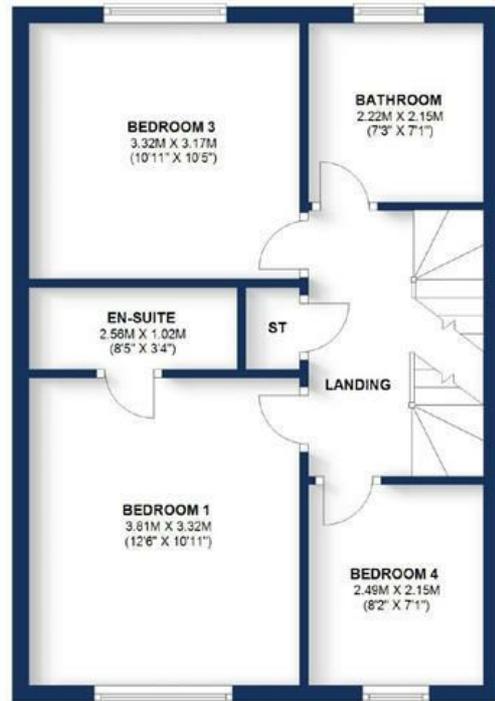
### GROUND FLOOR

APPROX. 45.0 SQ. METRES (484.6 SQ. FEET)



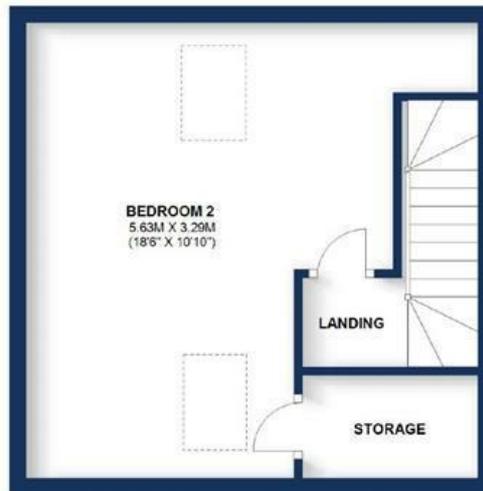
### FIRST FLOOR

APPROX. 45.7 SQ. METRES (491.5 SQ. FEET)



### SECOND FLOOR

APPROX. 31.2 SQ. METRES (336.3 SQ. FEET)



TOTAL AREA: APPROX. 121.9 SQ. METRES (1312.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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