



6 BRAYSTONES CLOSE | TIMPERLEY

OFFERS IN THE REGION OF £285,000

NO ONWARD CHAIN A deceptively spacious and extended mid terraced property forming part of this ever popular residential location. The accommodation briefly comprises entrance hall, cloakroom/WC, front sitting room, impressive extended open plan dining kitchen with bi folding doors to the rear gardens, two bedrooms and bathroom/WC. Externally there is off road parking to the front of the property whilst to the rear is a patio seating area with artificial lawned gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7RB

DESCRIPTION

Occupying a convenient position within this quiet cul de sac close to Timperley village centre is this deceptively spacious extended mid terraced property which offers superbly proportioned and well presented accommodation that needs to be seen to be appreciated.

The accommodation is arranged over 2 floors and the ground floor offers an entrance hall providing access to the cloakroom/WC and also the front sitting room. To the rear the property has been extended to create a superb open plan kitchen fitted with a comprehensive range of grey high gloss units complete with breakfast bar and with bi folding doors providing access to the westerly facing gardens at the rear. The kitchen benefits from a full range of integrated appliances. To the first floor there are 2 bedrooms, the master benefitting from fitted wardrobes and both serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally to the front of the property there is a tarmac driveway. To the rear and accessed via bi folding doors from the dining kitchen is a patio seating area with artificial lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door. Laminate wood flooring. Radiator.

CLOAKROOM

With WC and wash hand basin. Radiator. Tiled floor. Extractor fan. Tiled splashback.

SITTING ROOM

14'9" x 12'10" (4.50m x 3.91m)

With PVCu double glazed window to the front. Two radiators. Television aerial point. Telephone point. Laminate flooring. Spindle balustrade staircase to first floor.

OPEN PLAN DINING KITCHEN

18'7" x 12'10" (5.66m x 3.91m)

Fitted with a comprehensive range of grey high gloss units with marble effect work surfaces over incorporating a stainless steel sink unit with drainer plus breakfast bar. Integrated appliances include oven/grill plus 4 ring gas hob with extractor hood over, fridge freezer, dishwasher and washing machine. Tiled splashback. Karndean flooring. Ample space for dining suite. Cupboard housing Ideal combination gas central heating boiler. Bi folding doors provide access to the westerly facing gardens at the rear.

FIRST FLOOR



LANDING

Loft access hatch with pull down ladder to boarded loft space. Radiator. Airing cupboard.

BEDROOM 1

12'11" x 8'11" (3.94m x 2.72m)

With two PVCu double glazed windows overlooking the rear garden. Fitted wardrobes. Radiator. Television aerial point. Telephone point.

BEDROOM 2

12'10" x 7'6" (3.91m x 2.29m)

Two PVCu double glazed windows to the front. Radiator.

BATHROOM

6'2" x 5'7" (1.88m x 1.70m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Chrome heated towel rail. Tiled walls. Karndean flooring. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the drive provides off road parking. To the rear and accessed via the dining kitchen via bi folding doors is a flagged patio seating area with artificial lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

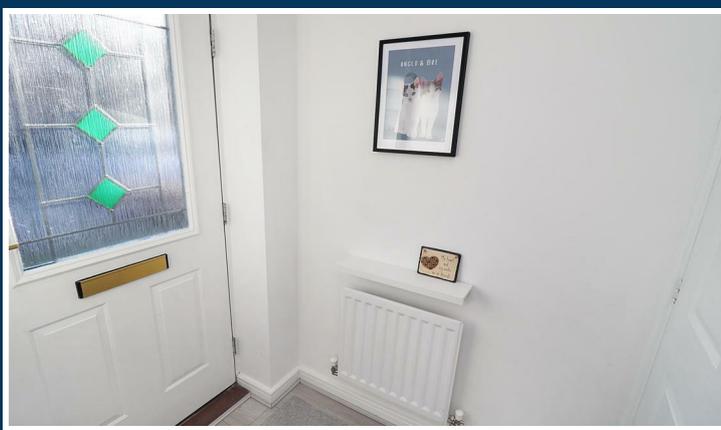
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TENURE

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. 39.5 SQ. METRES (424.7 SQ. FEET)



**DINING
KITCHEN**
5.65M X 3.92M
(18'7" X 12'10")

**SITTING
ROOM**
4.50M X 3.92M
(14'9" X 12'10")

WC

ENT
HALL

FIRST FLOOR

APPROX. 27.1 SQ. METRES (291.4 SQ. FEET)



BEDROOM 1
3.93M X 2.72M
(12'11" X 8'11")

STORAGE

BATHROOM
1.89M X 1.71M
(6'2" X 5'7")

LANDING

BEDROOM 2
3.92M X 2.29M
(12'10" X 7'6")

TOTAL AREA: APPROX. 66.5 SQ. METRES (716.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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