



148A MOSS LANE | ALTRINCHAM

OFFERS OVER £650,000

NO ONWARD CHAIN A superbly presented and proportioned detached family home in a sought after location which needs to be seen to be appreciated. The accommodation briefly comprises large reception hallway with adjacent cloakroom/WC, front sitting room and rear dining room with adjacent breakfast kitchen with conservatory off providing access to the rear gardens. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC. Extensive off road parking within the driveway to the front whilst to the rear is a patio seating area with lawned gardens beyond. Viewing is highly recommended to appreciate the proportions of accommodation on offer.

POSTCODE: WA15 6JQ

DESCRIPTION

This superbly proportioned detached family home occupies a superb plot within this sought after location. Set well back from the carriageway the property stands within mature gardens which incorporate a large tarmac driveway to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond.

The accommodation is approached by an impressive reception hall way to one side which leads onto a separate cloakroom/WC. Towards the front of the property the sitting room has a focal point of an exposed brick fireplace and sliding glass panelled doors lead onto the separate dining room to the rear overlooking the gardens. Adjacent to the dining room is a breakfast kitchen which in turn leads onto a conservatory with doors onto the gardens at the rear. To the first floor the bedrooms are well proportioned, the master features an en-suite shower room/WC. The three further bedrooms are serviced by the family bathroom/WC and there is ample storage within the landing area.

Externally double gates lead onto the tarmac driveway providing off road parking for several vehicles and with adjacent well stocked flowerbeds.

To the rear and accessed via the conservatory is a patio seating area with lawned gardens beyond with well stocked flowerbeds.

The location is ideal being a little over a 1/2 mile from the village centre of Timperley with its range of shops and there are also shops further along Park Road close to the Metrolink station that provides a commuter service into Manchester. Moss Lane is also well positioned being in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECEPTION ENTRANCE HALL

15'2" x 14'9" (4.62m x 4.50m)

A large open plan space with laminate wood flooring. Timber framed double glazed window to the front. Radiator. Two velux windows to the front. Spindle balustrade staircase to the first floor. Recessed low voltage lighting. Understairs storage cupboard.

CLOAKROOM

7'8" x 5'11" (2.34m x 1.80m)

With WC and vanity wash basin. Radiator. Laminate wood flooring. Opaque timber framed double glazed window to the side. Tiled splashback. Extractor fan. Cupboard housing Worcester combination gas central heating boiler.

SITTING ROOM

16'11" x 15'8" (5.16m x 4.78m)

With a focal point of an exposed brick fireplace with tiled hearth and timber mantle. Timber framed double glazed window to the front. Ceiling cornice. Television aerial point. Telephone point. Sliding glass panelled doors to:

DINING ROOM

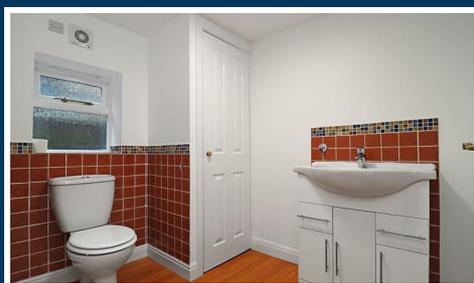
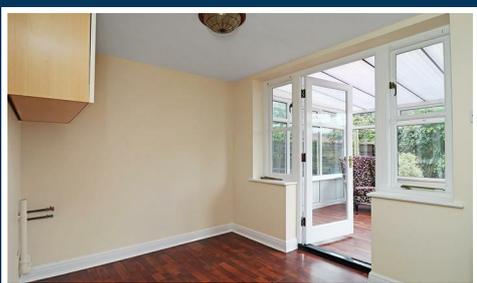
15'9" x 11'2" (4.80m x 3.40m)

With timber framed double glazed bay window to the rear and opaque timber framed double glazed window to the side. Tiled floor. Radiator. Recessed low voltage lighting. Ceiling cornice.

BREAKFAST KITCHEN

17'6" x 11'11" maximum measurements (5.33m x 3.63m maximum measurements)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer, ample space for table and chairs, two radiators. Television aerial point. Timber framed double glazed window overlooking the rear garden. Tiled splashback. Laminate flooring. Glass panelled door to:



CONSERVATORY

9'8" x 9'1" (2.95m x 2.77m)

With PVCu double glazed door leading onto the rear patio with lawned gardens beyond. Laminate wood flooring. Radiator.

FIRST FLOOR

LANDING

With two airing cupboards. Radiator.

BEDROOM 1

14'7" x 13'7" (4.45m x 4.14m)

With timber framed double glazed bay window to the front. Radiator. Telephone point.

EN-SUITE

8'6" x 3'7" (2.59m x 1.09m)

With a white suite with chrome fittings comprising tiled shower cubicle, WC and wash hand basin. Radiator. Part tiled walls. Extractor fan.

BEDROOM 2

11'5" x 8'10" (3.48m x 2.69m)

With PVCu double glazed window to the rear. Fitted wardrobes and dressing table.

BEDROOM 3

12'6" x 8'2" (3.81m x 2.49m)

With timber framed double glazed window to the front. Radiator. Fitted storage cupboard. Telephone point.

BEDROOM 4

10'11" x 7'11" (3.33m x 2.41m)

With timber framed double glazed window to the rear. Radiator. Fitted storage cupboard. Telephone point.

BATHROOM

11'6" x 5'7" (3.51m x 1.70m)

With a suite comprising bath, tiled shower cubicle, WC, bidet and wash hand basin. Part tiled walls. Opaque timber framed double glazed window to the side. Extractor fan. Radiator.

OUTSIDE

To the front of the property double gates lead onto the tarmac driveway providing off road parking for several vehicles and with adjacent well stocked flowerbeds.

Towards the rear and accessed via the conservatory is a patio seating area with lawned gardens beyond with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

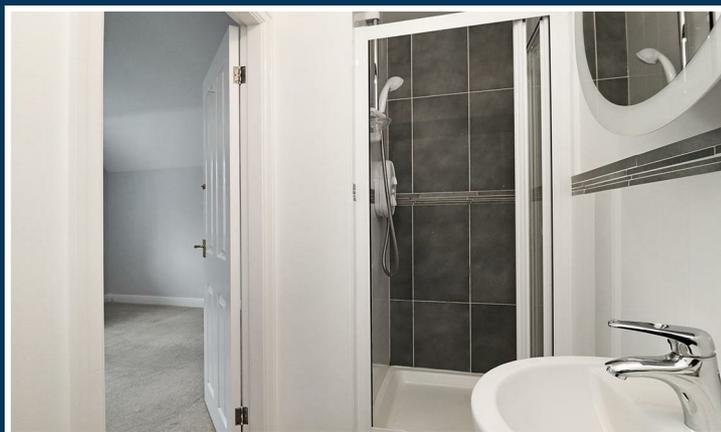
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TENURE:

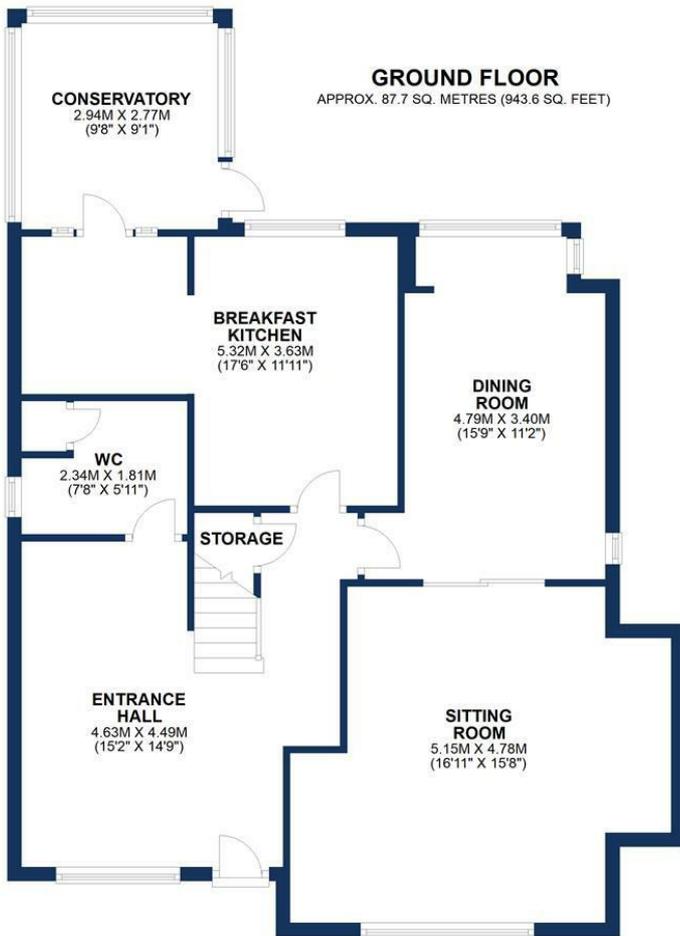
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 153.7 SQ. METRES (1654.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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