



21 THRESHFIELD DRIVE | TIMPERLEY

OFFERS OVER £300,000

A superbly proportioned and presented semi detached family home in a sought after residential location within easy reach of Timperley village centre. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room plus full width dining kitchen to the rear leading onto the conservatory which in turn leads onto the delightful gardens at the rear. Three bedrooms to the first floor plus bathroom/WC. There is off road parking within the driveway to the front whilst to the rear is a patio seating area with artificial lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6XW

DESCRIPTION

A superbly presented and proportioned semi detached family home in a convenient location within easy reach of Timperley village centre.

The accommodation is approached via an enclosed porch which leads onto the entrance hall which in turn leads onto a superb front living room. Towards the rear of the property is a full width dining kitchen with a comprehensive range of white wall and base units and door leading onto the conservatory at the rear. From the conservatory there is access onto the delightful rear gardens with patio seating areas and artificial lawns. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

To the front of the property the flagged driveway provides off road parking and extends to the side. To the rear as previously mentioned there are two flagged patio seating areas with gardens between laid with artificial grass and with well stocked flowerbeds and fence borders.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor.

SITTING ROOM

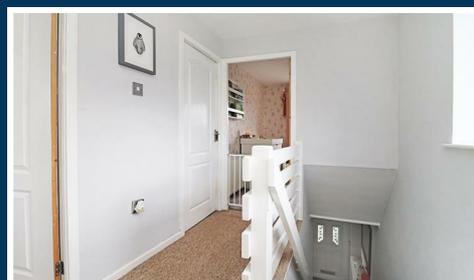
With lead effect PVCu double glazed window to the front. Electric fireplace. Laminate flooring. Ceiling cornice. Television aerial point. Telephone point. Understairs storage cupboard.

DINING KITCHEN

Running the full width of the property and fitted with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer and washing machine. Ample space for dining suite. Laminate wood flooring. Tiled splashback. Radiator. PVCu double glazed window overlooking the rear garden. Cupboard housing Vaillant combination gas central heating boiler. PVCu double glazed double doors to:

CONSERVATORY

PVCu double glazed double doors to the rear gardens. Laminate wood flooring.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

Lead effect PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator. Television aerial point.

BEDROOM 2

PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

Lead effect PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over. WC and vanity wash basin. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled walls. Chrome heated towel rail.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from an adjacent lawned garden and continues to the side.

To the rear and accessed via the conservatory there are two patio seating areas with gardens laid with artificial grass between all with well stocked flowerbeds and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

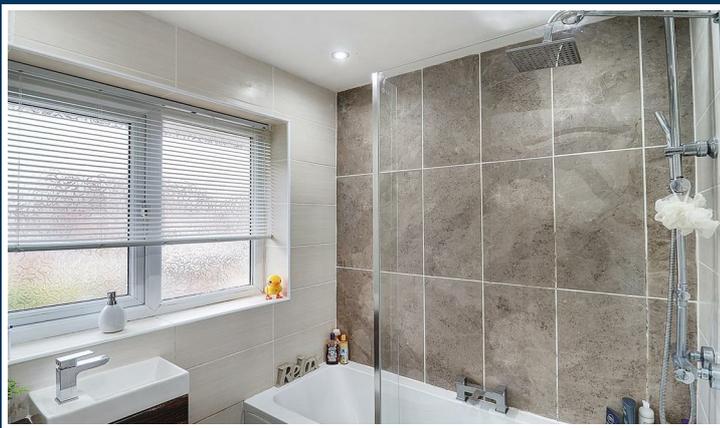
Band "C"

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. 45.9 SQ. METRES (494.0 SQ. FEET)



FIRST FLOOR

APPROX. 36.1 SQ. METRES (388.8 SQ. FEET)



TOTAL AREA: APPROX. 82.0 SQ. METRES (882.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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