



49 DENSON ROAD | TIMPERLEY

OFFERS OVER £325,000

NO ONWARD CHAIN A mid terraced family home occupying a superb position towards the head of the cul de sac close to the village centre. Well maintained throughout the accommodation briefly comprises entrance vestibule, open plan sitting/dining room with sliding doors leading onto the south facing rear gardens, fitted kitchen, three excellent bedrooms and bathroom with separate WC. Attached garage. The driveway to the front also provides off road parking whilst to the rear the gardens incorporate a patio seating area with lawns beyond and well stocked flowerbeds. Viewing is highly recommended.

POSTCODE: WA15 6EB

DESCRIPTION

Built in 1987 this well proportioned mid terraced family home occupies an enviable position towards the head of the cul de sac and close to the village centre.

The accommodation is well maintained throughout and features a superb open plan sitting/dining room with sliding doors leading onto the south facing gardens at the rear. The ground floor accommodation is completed by the fitted kitchen with a comprehensive range of units. To the first floor there are three excellent bedrooms serviced by the family bathroom with separate WC.

Externally there is off road parking within the driveway with adjacent gravel flowerbed and providing access to the attached garage with up and over door. To the rear and accessed via the open plan sitting /dining room is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools. Timperley Metrolink station is only a little further distant providing a commuter service into Manchester.

A well proportioned home in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door in matching opaque side screen. Tiled floor.

OPEN PLAN SITTING/DINING ROOM

23'1" x 10'7" (7.04m x 3.23m)

With lead effect PVCu double glazed window to the front and sliding double glazed doors to the south facing rear gardens. Ample space for living and dining suites. Two radiators. Electric fireplace. Television aerial point. Telephone point. Ceiling cornice. Dado rail. Stairs to first floor.

KITCHEN

9'4" x 8'2" (2.84m x 2.49m)

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 electric hob with extractor hood over. Integrated fridge. Integrated freezer. Space for dishwasher and washing machine. Wall mounted Vaillant gas central heating boiler. Window overlooking the rear garden. Door providing access to garden. Radiator. Tiled splashback.

FIRST FLOOR

LANDING

Dado rail.



BEDROOM 1

11'9" x 9'1" (3.58m x 2.77m)

With lead effect PVCu double glazed window to the front. Fitted wardrobes. Radiator. Loft access hatch.

BEDROOM 2

11'0" x 9'1" (3.35m x 2.77m)

PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

9'3" x 8'7" (2.82m x 2.62m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'2" x 5'11" (2.49m x 1.80m)

With a suite comprising panelled bath with mains shower over and wash hand basin. Opaque PVCu double glazed window to the rear. Radiator. Airing cupboard. Half tiled walls.

SEPARATE WC

With WC and opaque double glazed window to the rear. Radiator.

OUTSIDE

To the front of the property the driveway provides off road parking and adjacent gravel flowerbed and provides access to the attached garage. To the rear and accessed via the open plan sitting/dining room is a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

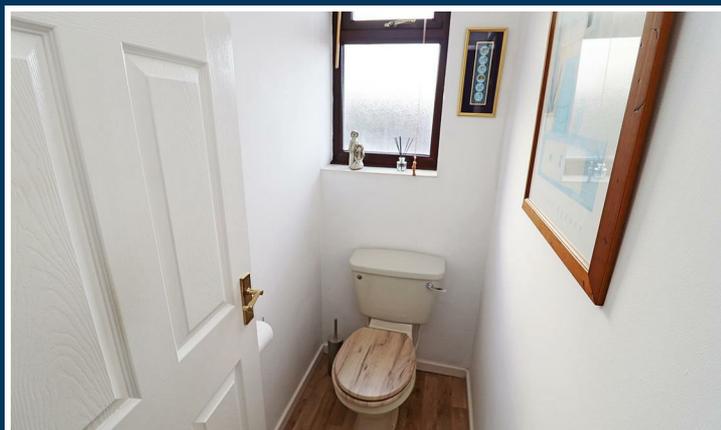
Band "C"

TENURE

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

NOTE

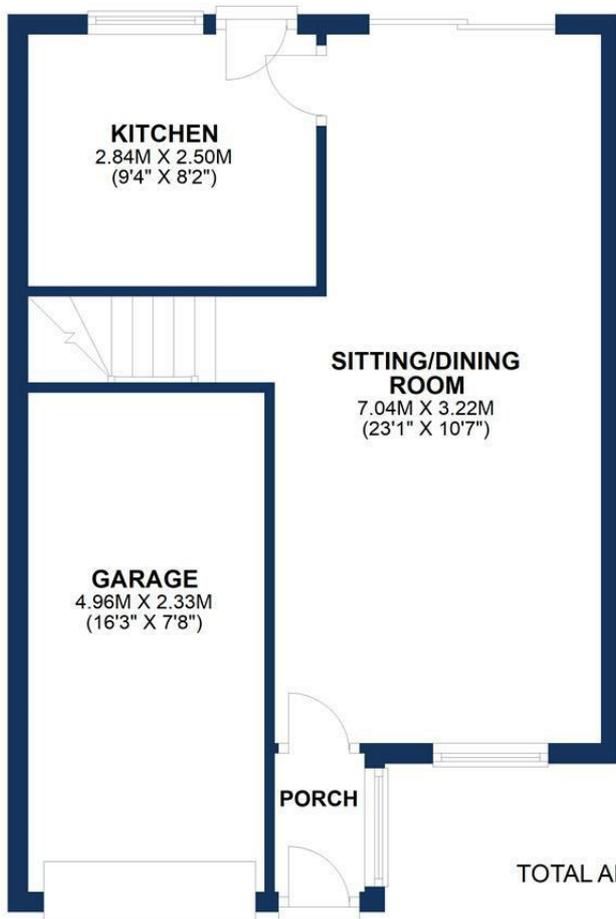
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 44.6 SQ. METRES (480.5 SQ. FEET)



FIRST FLOOR

APPROX. 39.7 SQ. METRES (427.8 SQ. FEET)



TOTAL AREA: APPROX. 84.4 SQ. METRES (908.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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