



**4 ASHLANDS ROAD | TIMPERLEY**

**£430,000**

A superb semi detached family home in a sought after location nestled within this quiet cul de sac and with views towards open fields at the rear. The accommodation briefly comprises enclosed porch, open plan entrance hall and sitting room, impressive living dining kitchen to the rear with doors leading onto the patio seating area with superb lawned gardens beyond, large utility room/workshop, three bedrooms and bathroom/WC to the first floor. Externally there is ample off road parking within the extensive driveway and gated access then leads to the side. To the side and rear is a large patio seating area with superb lawned gardens beyond. Viewing is highly recommended.

**POSTCODE: WA15 6AL**

## **DESCRIPTION**

This semi detached family home occupies an enviable corner plot and with views over towards Smiths Field at the rear.

The accommodation has been extended and re-planned to create superb living space which needs to be seen to be appreciated. The accommodation is approached by an enclosed porch which leads onto an open plan entrance hall/sitting room with attractive parquet style natural wood flooring. To the rear of the property is an impressive open plan living dining kitchen fitted with a comprehensive range of high gloss units and with the living area having a focal point of an exposed brick chimney breast. From the open plan space double doors lead onto the block paved seating area which extends to the side of the property and with lawned gardens beyond. The ground floor accommodation is completed by the separate utility room with door to the rear. To the first floor there are three bedrooms serviced by the modern bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking for several vehicles within the block paved driveway and gated access then leads to the side. Towards the side and rear is a large block paved seating area with delightful lawned gardens beyond.

The space to the side provides a superb opportunity to extend subject to the relevant permissions being obtained.

The location is ideal being nestled within this quiet cul de sac and within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station within easy reach.

Viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENCLOSED PORCH**

PVCu double glazed front door. Laminate flooring.

#### **ENTRANCE HALL/SITTING ROOM**

**12'8 x 11'5 (3.86m x 3.48m)**

With natural wood parquet style flooring. Focal point of an electric fireplace. PVCu double glazed bay window to the front. Composite front door. Spindle balustrade staircase to second floor. Understairs storage cupboard. Radiator. Television aerial point.

#### **OPEN PLAN LIVING DINING KITCHEN COMPRISING**

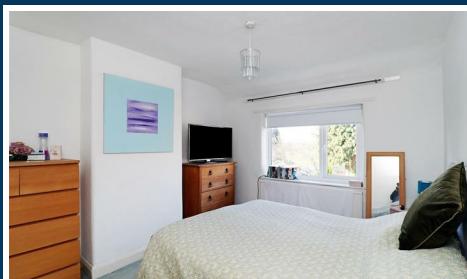
**20'6 x 16'4 (6.25m x 4.98m)**

#### **DINING KITCHEN**

Fitted with a comprehensive range of white high gloss units with quartz work surfaces over incorporating 1 1/2 bowl sink unit with hose tap. Integrated oven/grill plus 4 ring hob with stainless steel extractor hood. Integrated fridge and dishwasher. Plumbing for washing machine. Tiled splashback. PVCu double glazed bay window to the side and double doors lead onto the rear garden. Three velux windows to the rear. Laminate flooring. Ample space for dining suite. Opening to:

#### **SITTING AREA**

With focal point of an exposed brick chimney breast. Laminate flooring. Radiator.



## UTILITY ROOM

**13'8 x 7'4 (4.17m x 2.24m)**

With PVCu double glazed window to the front. PVCu double glazed door provides access to the rear. Laminate flooring. Wall mounted Vaillant combination gas central heating boiler.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

**12'6 x 10'10 (3.81m x 3.30m)**

PVCu double glazed bay window to the front. Radiator.



### BEDROOM 2

**11'0 x 10'10 (3.35m x 3.30m)**

PVCu double glazed window to the rear. Radiator. Television aerial point.

### BEDROOM 3

**7'0 x 6'2 (2.13m x 1.88m)**

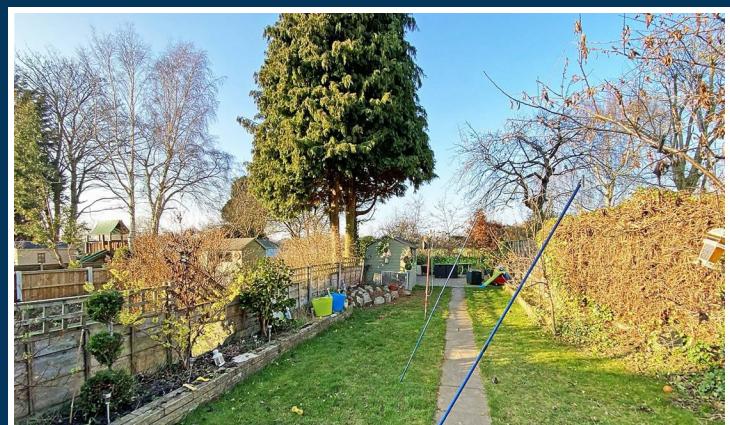
PVCu double glazed window to the front. Radiator.



### BATHROOM

**9'0 x 6'2 (2.74m x 1.88m)**

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower, WC and vanity wash basin. Chrome heated towel rail. Tiled splashback and floor. Two opaque PVCu double glazed windows to the side. Recessed low voltage lighting. Extractor fan.



### OUTSIDE

To the front of the property the block paved driveway provides parking for several vehicles and there is gated access to the side.

To the rear is a large paved seating area which extends to the side and is accessed via the utility room and the open plan living dining kitchen. Beyond the seating area are superb lawned gardens the bottom of which are held on a garden tenancy. Full details will be provided by our clients Solicitor.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

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

### NOTE

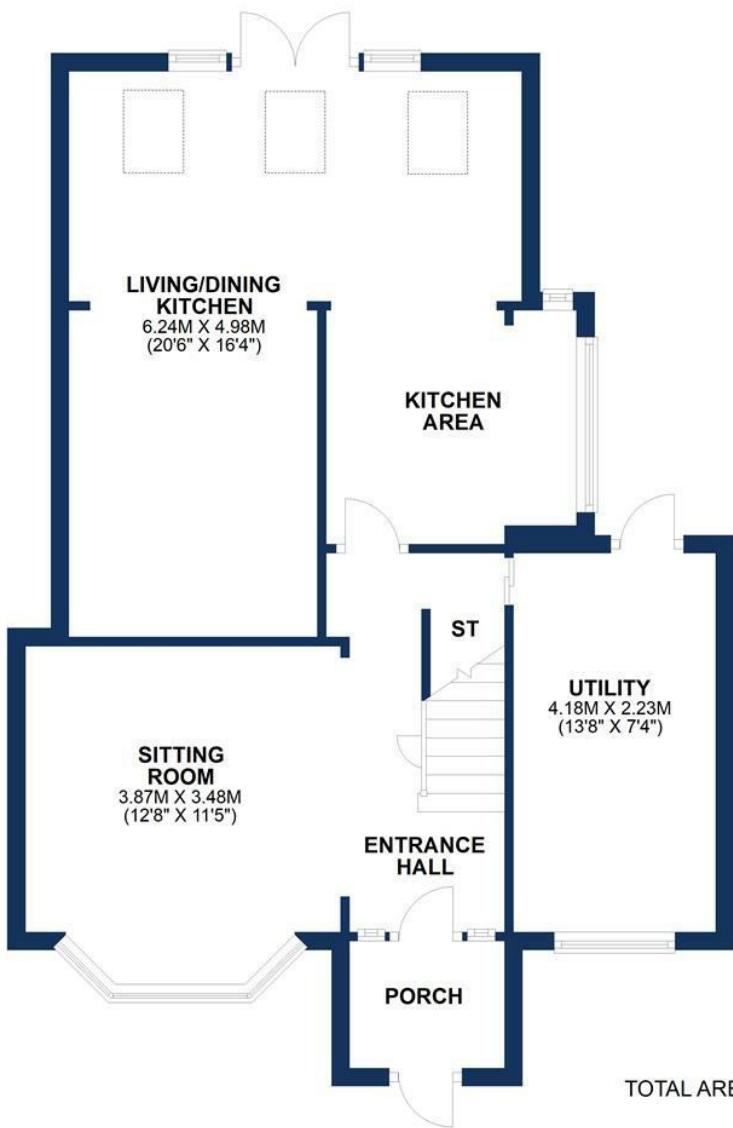
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 62.4 SQ. METRES (672.0 SQ. FEET)



## FIRST FLOOR

APPROX. 38.0 SQ. METRES (408.7 SQ. FEET)



TOTAL AREA: APPROX. 100.4 SQ. METRES (1080.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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