



## 71 BROOK LANE | TIMPERLEY

£425,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb period semi detached family home with a wealth of period features and excellent presentation throughout. The characterful accommodation comprises a welcoming entrance hall, bay fronted living room with stripped floor boards and opening onto a rear dining room with cast iron solid fuel burner, modern kitchen opening onto a rear utility with WC beyond, three excellent bedrooms and bathroom/WC. Off road parking to the front. Delightful courtyard gardens to the rear. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 6RZ

## DESCRIPTION

A superbly presented period semi detached family home which needs to be seen to be appreciated. The location is ideal with local shops close-by at the end of Deansgate Lane and access to the Metrolink within half a mile at Navigation Road and the comprehensive shopping centre of Altrincham within one mile.

The accommodation is approached via a welcoming entrance hall which leads onto the rear dining room complete with stripped floorboards and a focal point of a cast iron solid fuel burner. The dining room features an archway opening onto the bay fronted living room with a focal point of a living flame gas fire and again with stripped floorboards. The kitchen to the rear is well proportioned and fitted with a comprehensive range of white high gloss wall and base units and opens onto a separate utility room with WC beyond. The kitchen also provides access onto the rear courtyard garden.

To the first floor there are three well proportioned bedrooms and a modern family bathroom/WC.

Throughout the property there is a wealth of character and charm with ceiling cornices, high skirtings and stripped floorboards to the ground floor.

To the front of the property a block paved driveway provides off road parking whilst to the rear there is a flagged patio seating area leading onto a courtyard garden complete with summer house.

A superb family home in an ideal location which needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Hardwood front door with leaded and stained effect top light. Tiled floor.

#### ENTRANCE HALL

Providing a feeling of character and charm on entering the property with stripped floorboards, dado rail, ceiling cornice and picture rail. Radiator. Glass panelled leaded effect front door.

#### SITTING ROOM

**13'7" x 9'10" (4.14m x 3.00m)**

With a focal point of a living flame gas fire with tiled insert and hearth. Ceiling cornice. Picture rail. PVCu double glazed bay window to the front. Radiator. TV point.

#### DINING ROOM

**12'11" x 11'0" (3.94m x 3.35m)**

With a focal point of a cast iron solid fuel burner with tiled hearth. PVCu double glazed windows to the side and rear. Stripped floorboards. Ceiling cornice. Radiator. Telephone point.

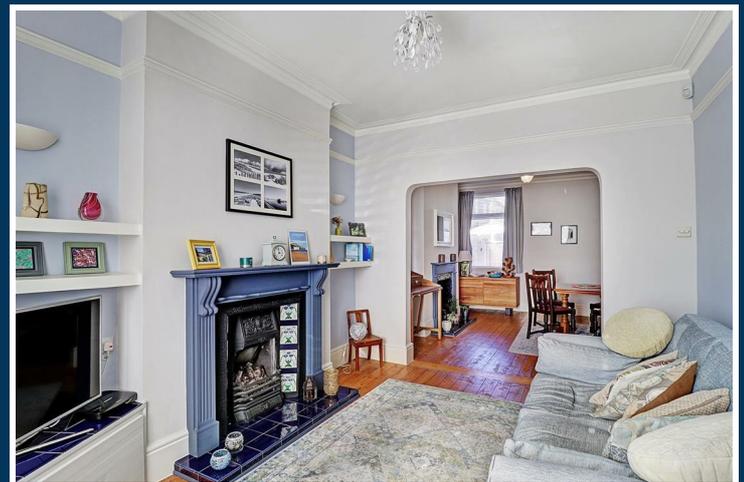
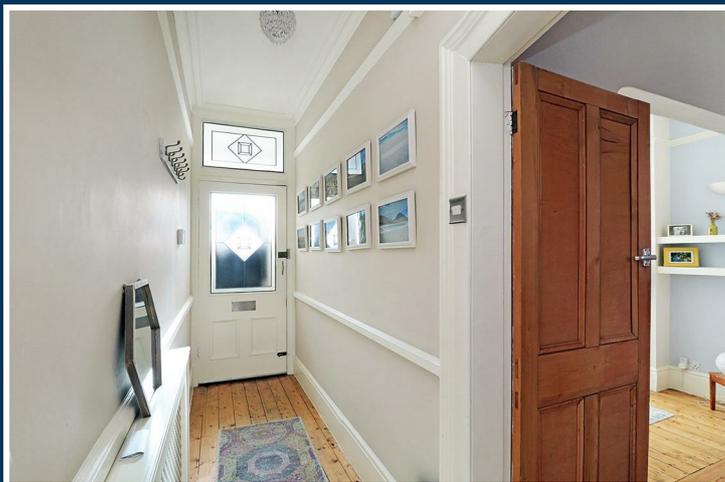
#### KITCHEN

**13'8" x 8'10" (4.17m x 2.69m)**

With a comprehensive range of modern white high gloss wall and base units with contrasting natural wood work surfaces above incorporating 1 1/2 half bowl stainless steel sink unit with drainer. Space for cooker. Stainless steel extractor hood and splashback. Integrated dishwasher. Integrated fridge. Space for large fridge freezer. Tiled floor. Tiled splashback. Cupboard housing the wall mounted Worcester combination gas central heating boiler. Recessed low voltage lighting. PCV double glazed window to the side. Radiator. Stable style door providing access onto to the rear garden. Understairs storage cupboard. Opening onto:

#### UTILITY ROOM

Plumbing for washing machine and space for dryer. Tiled floor. Access to:



## WC

With low level WC and wash hand basin with tiled splashback. Chrome heated towel rail. Tiled floor and splashback. Opaque PVCu double glazed window to the side.

## FIRST FLOOR

### LANDING

Ceiling cornice. Radiator. Loft access hatch with pull down ladder.

### BEDROOM 1

13'10" x 12'0" (4.22m x 3.66m)

With a comprehensive range of fitted wardrobes along one wall. Two PVCu double glazed windows to the front. Radiator. Ceiling cornice.

### BEDROOM 2

12'11" x 8'8" (3.94m x 2.64m)

With PVCu double glazed window overlooking the rear garden. Dado rail. Ceiling cornice. Radiator.

### BEDROOM 3

8'10" x 8'0" (2.69m x 2.44m)

With PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

## BATHROOM

7'10" x 5'11" (2.39m x 1.80m)

With a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Part tiled walls.

## OUTSIDE

To the front of the property a block paved driveway provides off road parking. To the rear there is paved patio seating area accessed via the kitchen with a superb paved courtyard garden beyond with summer house. Outside water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

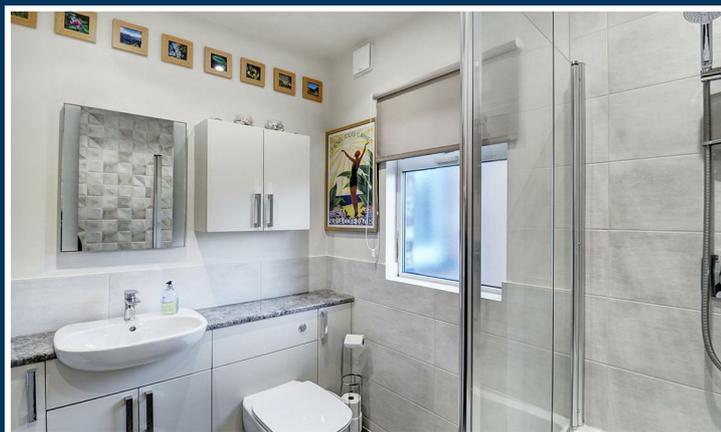
Band C.

## TENURE

We are informed the property is freehold and free from Chief rent. This should be verified by your Solicitor.

## NOTE

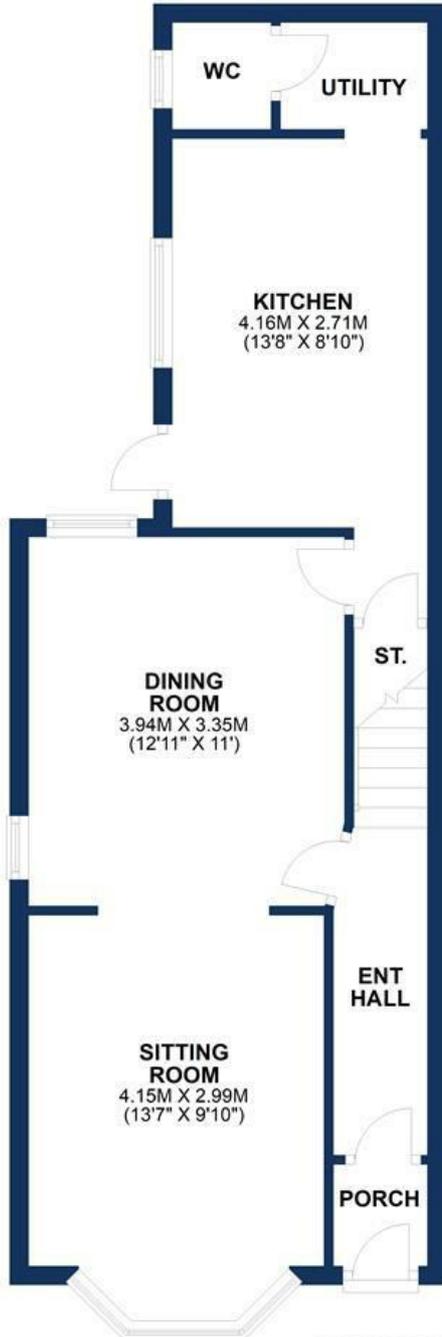
No appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 47.6 SQ. METRES (512.6 SQ. FEET)



## FIRST FLOOR

APPROX. 44.5 SQ. METRES (478.8 SQ. FEET)



TOTAL AREA: APPROX. 92.1 SQ. METRES (991.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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