IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

9 AIMSON PLACE | TIMPERLEY

OFFERS OVER £350,000

An exceptionally spacious period terraced property well presented throughout and ideally positioned within the heart of Timperley village. The accommodation briefly comprises enclosed porch, full depth open plan living to the ground floor providing sitting room, dining area and fitted kitchen with access to the south facing rear gardens, three well proportioned bedrooms and bathroom/WC to the first floor. Off road parking within the block paved driveway to the front whilst to the rear the gardens have been flagged for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7XW

DESCRIPTION

Viewing is essential to appreciate the proportions of the accommodation on offer within this period terraced home ideally located in the heart of Timperley village within walking distance of the village centre.

The accommodation is superbly proportioned throughout and the ground floor offers a superb full depth open plan living space. Towards the front of the property the living area has a focal point of a living flame gas fire and opens onto the dining area which in turn leads onto the fitted kitchen. The kitchen has a comprehensive range of white units and incorporates a breakfast bar and a full range of integrated appliances. From the rear kitchen area there is also a door leading onto the south facing rear garden.

To the first floor the master bedroom runs the full width of the property and has fitted wardrobes whilst to the rear there are two further bedrooms both with fitted furniture and overlooking the rear garden. The accommodation is completed by the family bathroom/WC.

Externally there is off road parking within the block paved driveway to the front whilst to the rear the gardens are flagged for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal as previously mentioned being within walking distance of the village centre also lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

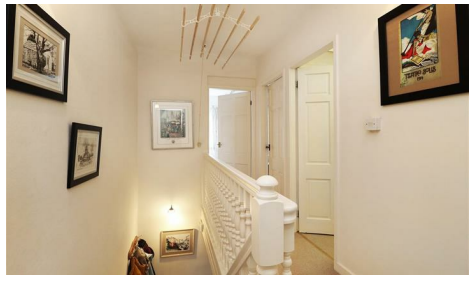
ENCLOSED PORCH
Hardwood glass panelled front door. Leaded effect window to the side. Tiled floor.

OPEN PLAN FULL DEPTH LIVING DINING KITCHEN COMPRIS

SITTING ROOM
13'5" x 11'11" (4.09m x 3.63m)
With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed boxed bay window to the front. Radiator. Television aerial point. Ceiling cornice. Opening to:

DINING AREA
13'5" x 11'11" (4.09m x 3.63m)
With ample space for dining suite. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard. Opening to:

KITCHEN
13'5" x 9'7" (4.09m x 2.92m)
Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink unit. Integrated oven/grill plus combination microwave/grill and 4 ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Plumbing for washing machine. Timber framed double glazed window overlooking the rear garden and door providing access to the rear garden. Cupboard housing combination gas central heating boiler. Telephone point.



FIRST FLOOR

LANDING
Loft access hatch.

BEDROOM 1
13'5" x 11'11" (4.09m x 3.63m)
With a focal point of a period style fireplace. PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 2
13'7" x 7'7" (4.14m x 2.31m)
With timber framed double glazed window to the rear. Fitted storage cupboard. Radaitor.

BEDROOM 3
9'7" x 5'6" (2.92m x 1.68m)
Timber framed double glazed window to the rear. Radiator. Fitted wardrobes with overhead cupboard.

BATHROOM
8'3" x 7'3" (2.51m x 2.21m)
With a suite comprising panelled bath with electric shower over, WC and wash hand basin. Tiled walls. Extractor fan. Radiator.

OUTSIDE
To the front of the property the block paved driveway provides off road parking. To the rear the gardens are flagged for easy maintenance and benefit 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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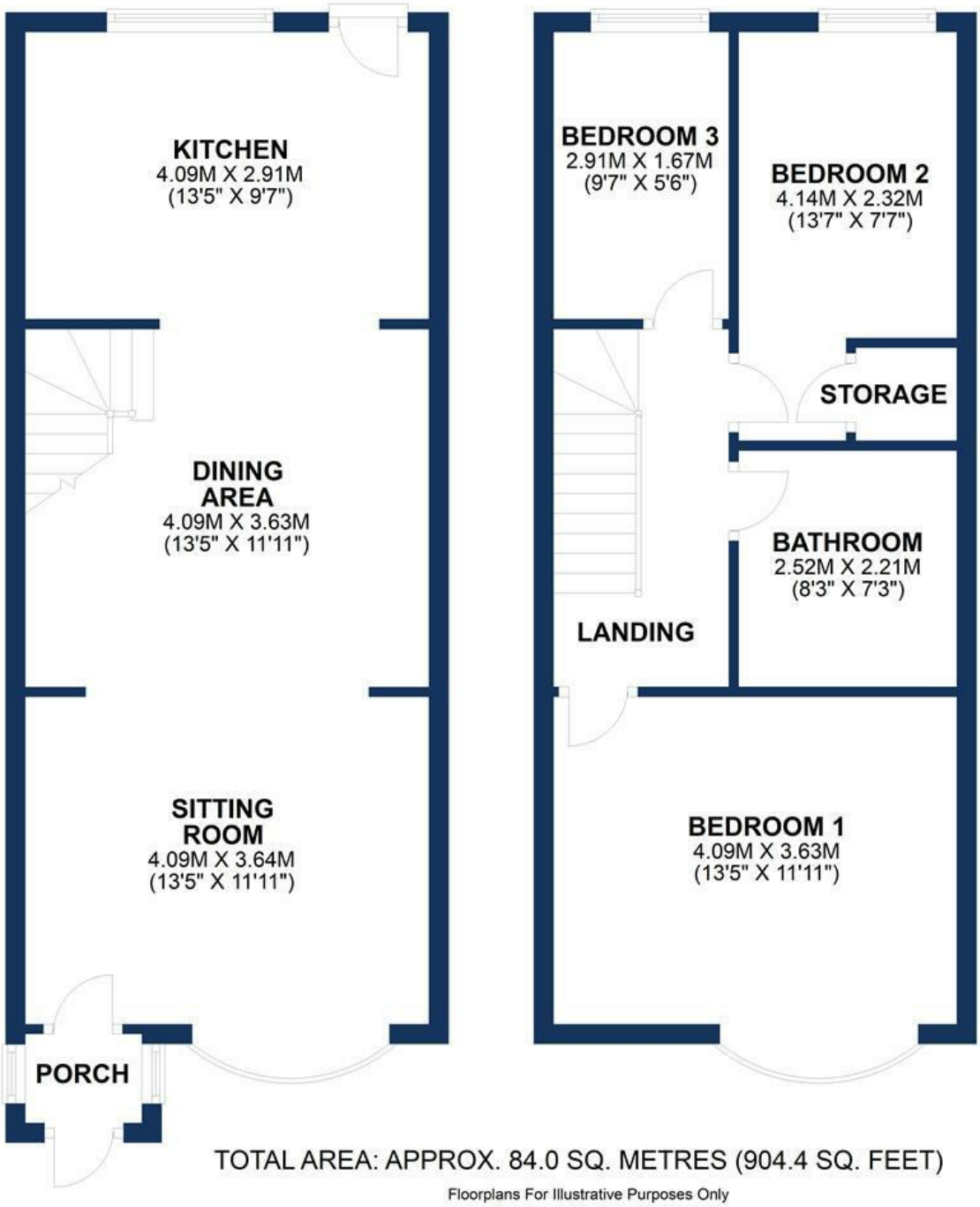
GROUND FLOOR

APPROX. 42.6 SQ. METRES (458.6 SQ. FEET)

FIRST FLOOR

APPROX. 41.4 SQ. METRES (445.8 SQ. FEET)



TOTAL AREA: APPROX. 84.0 SQ. METRES (904.4 SQ. FEET)

Floorplans For Illustrative Purposes Only

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