



18 SOUTH DRIVE | TIMPERLEY

OFFERS OVER £600,000

NO ONWARD CHAIN An extended bay fronted semi detached family house with westerly facing rear gardens. Positioned a little over half a mile from the village centre and within a sought after cul de sac . The superbly proportioned accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with sliding windows to rear terrace, fitted breakfast kitchen, cloakroom/WC, four excellent bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Detached garage and off road parking for several cars. Landscaped grounds laid mainly to lawn. An opportunity to remodel to individual taste.

POSTCODE: WA15 6QJ

DESCRIPTION

This traditional bay fronted semi detached house occupies an enviable position within a quiet cul de sac. Set well back from the tree lined carriageway the property stands within mature grounds which incorporate a paved rear terrace with manicured lawn beyond and surroundings which include a variety of mature trees to create a high degree of privacy. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The accommodation is superbly proportioned and well presented throughout and retains much of the original character and charm with panelled doors, spindle balustrade staircase and stained glass windows.

A wide entrance hall forms part of a welcoming reception area and leads onto an elegant dining room with bay window and feature fireplace. Toward the rear and forming part of the extension there is a sitting room with the focal point of a period style fireplace surround alongside sliding windows which open onto the paved terrace. The breakfast kitchen is fitted with a comprehensive range of units complemented by integrated appliances and overlooks the delightful rear gardens. Completing the ground floor is a doakroom/WC.

At first floor level there are four excellent bedrooms served by the bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing.

The location is ideal being a little over 1/2 a mile from the village centre of Timperley. In addition local shops are available on Park Road and the Metrolink station is approximately 600 yards distance to the west. South Drive is also well placed being within the catchment area of highly regarded primary and secondary schools.

In conclusion, a comfortable family home and although obviously well cared for, there is an opportunity to remodel to individual taste plus much further potential, subject to obtaining the relevant approval.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed doors set within a matching surround beneath a brick arch. Quarry tiled floor.

ENTRANCE HALL

Panelled hardwood front door with opaque fanlight window set within leaded/stained glass side-screens. Spindle balustrade staircase to the first floor. Opaque leaded effect/stained glass PVCu double glazed window to the side. Coved cornice. Picture rail. Radiator.

DINING ROOM

15'4" x 13'2" (4.67m x 4.01m)

Marble conglomerate fireplace surround and hearth with living flame coal effect gas fire framed in brass. PVCu double glazed bay window to the front. Coved cornice. Radiator.

SITTING ROOM

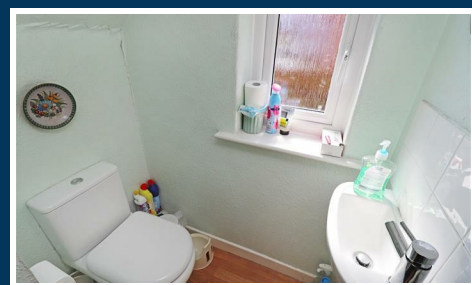
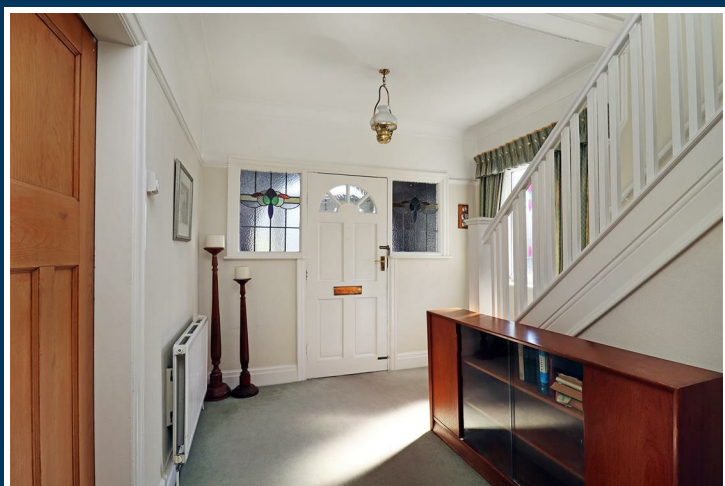
22' x 12'3" (6.71m x 3.73m)

Period style fireplace surround with marble insert/hearth and living flame coal effect gas fire framed in brass. Fitted book shelves to the chimney breast recess. Double glazed sliding windows to the rear. Two wall light points. Coved cornice. Two radiators.

BREAKFAST KITCHEN

18'6" x 12'2" (5.64m x 3.71m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Integrated appliances include a double electric fan oven/grill and four ring gas hob. Recess for an automatic washing machine and dishwasher. Space for a fridge/freezer. Wall mounted gas central heating boiler. Ample space for a table and chairs. Panelled hardwood door to the side. PVCu double glazed windows to the side and rear. Tile effect flooring. Radiator.



CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Wood effect flooring.

FIRST FLOOR

LANDING

Leaded light effect opaque PVCu double glazed window to the side. Spindle balustrade. Picture rail. Radiator.

BEDROOM ONE

15'5" x 13'2" (4.70m x 4.01m)

PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM TWO

13' x 12'3" (3.96m x 3.73m)

Fitted with a five door range of wardrobes plus cupboards above. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM THREE

10'2" x 9'7" (3.10m x 2.92m)

Fitted wardrobe with cupboard above. PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR

9'3" x 8'1" (2.82m x 2.46m)

Fitted wardrobe and recess for a single bed with cupboards above. PVCu double glazed window to the front. Radiator.

BATHROOM/WC

8'3" x 7'4" (2.51m x 2.24m)

Fitted with a white suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin, low-level WC and bidet. Built-in airing cupboard with shelving and housing the hot water cylinder. Opaque PVCu double glazed window to the side. Partially tiled walls. Tile effect flooring. Radiator.

OUTSIDE

DETACHED GARAGE

Up and over door. Light and power supplies. Door to the side. Two timber framed windows to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

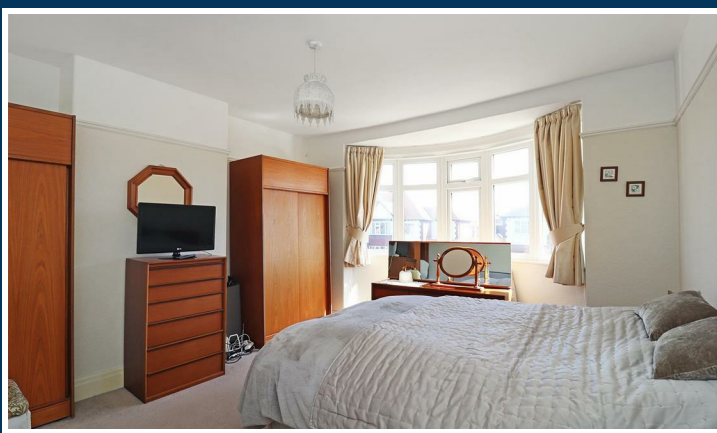
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band E

NOTE

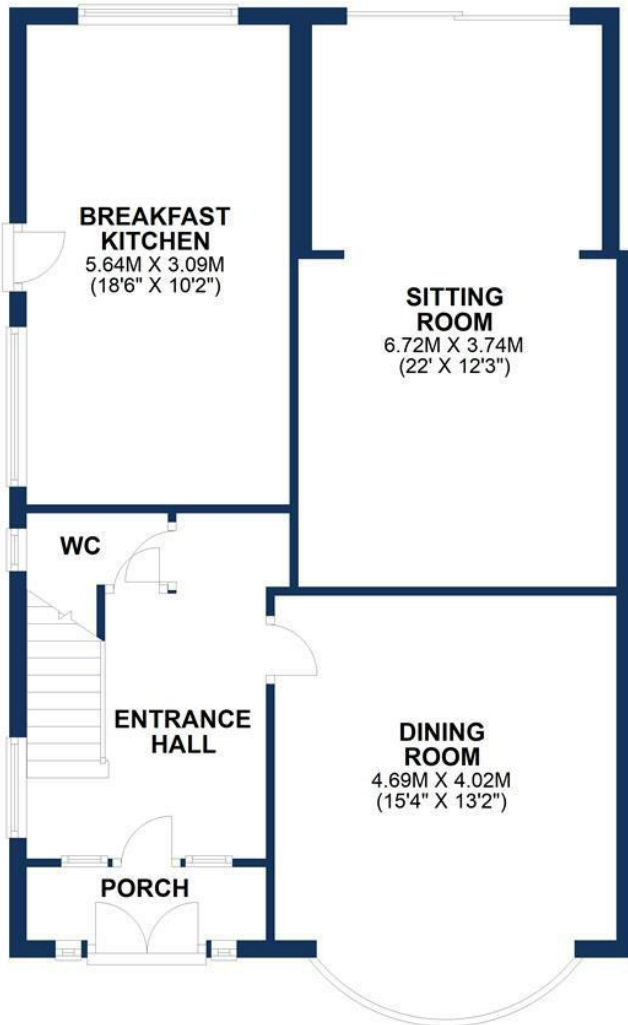
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 74.0 SQ. METRES (796.2 SQ. FEET)



FIRST FLOOR

APPROX. 64.6 SQ. METRES (695.3 SQ. FEET)



TOTAL AREA: APPROX. 138.6 SQ. METRES (1491.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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