



22 ALBERBURY AVENUE | TIMPERLEY

OFFERS OVER £325,000

NO ONWARD CHAIN Occupying an enviable cul-de-sac location is this superbly presented property which needs to be seen to be appreciated. The accommodation briefly comprises entrance vestibule, front sitting room leading onto an impressive open plan living dining kitchen with bi folding doors to the rear gardens. The ground floor accommodation is completed by a cloakroom/WC. To the first floor the master bedroom benefits from an en-suite shower room and there are two further bedrooms and family bathroom/WC. Off road parking to the front whilst to the rear the gardens benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7LJ

DESCRIPTION

This attractive terraced family home forms part of a popular cul-de-sac development containing a variety of houses and apartments of varying design combining to create an attractive setting. The location is also well placed for access to the surrounding network of motorways, Manchester International Airport and with an excellent range of local shops within Timperley village.

The accommodation is well presented throughout with the well proportioned sitting room to the front with spindle balustrade staircase to one side and also providing access to the cloakroom/WC. To the rear there is an impressive open plan living dining kitchen with bi folding doors leading onto the rear gardens which benefit from a southerly aspect to enjoy the sun all day. To the first floor the master bedroom benefits from fitted wardrobes and an en-suite shower room/WC and there are two further bedrooms serviced by the family bathroom/WC. Externally to the front of the property the driveway provides off road parking whilst to the rear there are lawned gardens. As previously mentioned the rear gardens benefit from a southerly aspect.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Glass panelled front door. PVCu double glazed window to the side. Radiator. Tiled floor.

LIVING ROOM

15'7" x 15'3" (4.75 x 4.65)

With a focal point of living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Natural wood flooring. Radiator. Ceiling cornice. Television aerial point. Telephone point.

OPEN PLAN DINING KITCHEN COMPRISING

KITCHEN

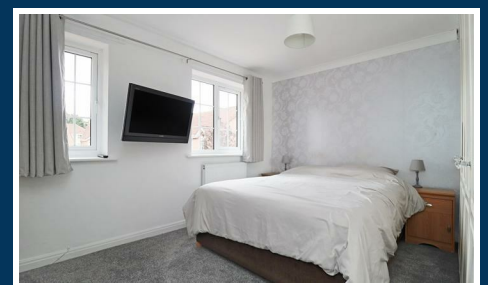
15'3" x 9'6" (4.65 x 2.90)

Running the full width of the property and fitted with a comprehensive range of grey high gloss units with work surfaces over incorporating one and a half bowl sink unit with drainer. Integrated double oven/grill plus four ring induction hob with extractor hood over. Space for American style fridge freezer. Integrated washing machine and dishwasher. Space for dryer. Tiled splash back. Natural wood flooring. Recessed low voltage lighting. Radiator.

DINING AREA

13'0" x 10'1" (3.96m x 3.07m)

With ample space for living and dining suites and with bi folding doors providing access to the south facing gardens. Radiator.



FIRST FLOOR

LANDING

Loft access hatch. Radiator. Airing cupboard.

BEDROOM 1

11'5" x 8'4" to wardrobe front (3.48 x 2.54 to wardrobe front)

With fitted wardrobes. Two PVCu double glazed windows to the rear. Radiator.

EN-SUITE

With a contemporary white suite with chrome fittings comprising shower cubicle, WC and wash hand basin. Heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Extractor fan.

BEDROOM 2

9'6" x 8'5" (2.90 x 2.57)

With PVCu double glazed window to the front. Radiator.

BEDROOM 3

9'11" x 6'5" (3.02 x 1.96)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'1" x 5'5" (2.46 x 1.65)

With a white suite with chrome fittings comprising bath with mains shower over, WC and wash hand basin. Recessed low voltage lighting. Extractor fan. Tiled walls and floor. Heated towel rail.

OUTSIDE

To the front of the property the driveway provides off road parking. To the rear and accessed via the dining area the rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

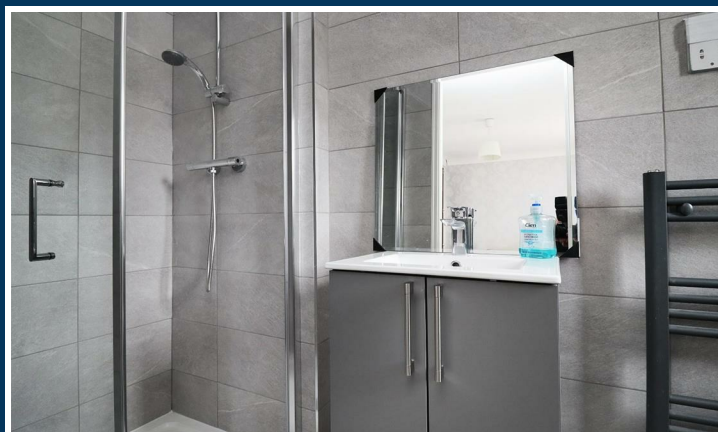
Manchester City Council Band "D"

TENURE

We have been informed the property is held on a Freehold basis. This should be verified by your solicitor.

NOTE

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



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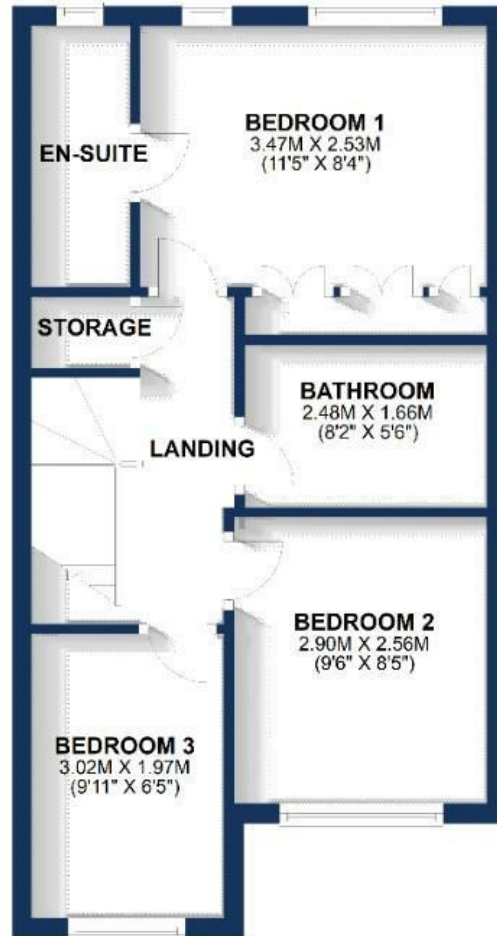
GROUND FLOOR

APPROX. 52.9 SQ. METRES (569.4 SQ. FEET)



FIRST FLOOR

APPROX. 39.4 SQ. METRES (423.9 SQ. FEET)



TOTAL AREA: APPROX. 92.3 SQ. METRES (993.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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