



APARTMENT 5 | 184 KENTMERE ROAD | TIMPERLEY

OFFERS OVER £180,000

*** NO ONWARD CHAIN*** A superbly proportioned second floor modern apartment in a sought after location within easy reach of Timperley village centre. The accommodation briefly comprises secure communal reception area, private entrance hall, spacious open plan sitting and dining room opening to the fitted kitchen, master bedroom with fitted wardrobes, further double bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing throughout. Allocated residents parking and well maintained communal gardens. Viewing is highly recommended.

POSTCODE: WA15 7NT

DESCRIPTION

Kentmere Road forms part of the Kentmere Place development by Bryant Homes completed in 2005. The location is ideally placed for the shopping centre of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M56 motorways and with the Metrolink tram service into Manchester and with Wythenshawe hospital close by.

The accommodation is well presented throughout and approached via a secure communal entrance hall which provides access to the private entrance hall. The well proportioned accommodation features an open plan sitting/dining room opening onto a fitted kitchen with a range of integrated appliances and with the accommodation completed by the 2 double bedrooms and bathroom/WC.

Externally there are well maintained communal gardens and an allocated parking space.

An excellent apartment in a sought after location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

SECOND FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Phone entry system. Radiator.

SITTING/DINING ROOM

20'9" x 15'7" (6.32m x 4.75m)

A superb open plan reception area with ample space for living and dining suites. PVCu double glazed windows to the front and side. Television aerial point. Telephone point. Two radiators. Cupboard housing combination gas central heating boiler. Opening to:

KITCHEN

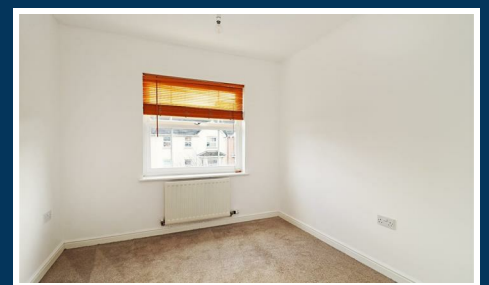
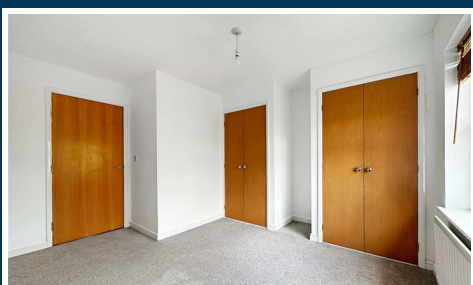
12'5" x 7'8" (3.78m x 2.34m)

Fitted with a range of white wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Integrated fridge freezer and plumbing for washing machine. PVCu double glazed window to the rear. Tiled splashback.

BEDROOM I

13'10" x 12'5" (4.22m x 3.78m)

PVCu double glazed window to the rear. Two fitted wardrobes. Radiator. Telephone point.



BEDROOM 2

9'02" x 9'0" (2.79m x 2.74m)

PVCu double glazed window to the front. Radiator. Loft access hatch.

BATHROOM

7'5" x 6'10" (2.26m x 2.08m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Half tiled walls. Extractor fan. Chrome heated towel rail.

OUTSIDE

Allocated residents parking.

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 125 year term commencing July 2004 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

SERVICE CHARGE

We are informed the current service charge is £115.53 pcm

COUNCIL TAX:

Band "C"

NOTE:

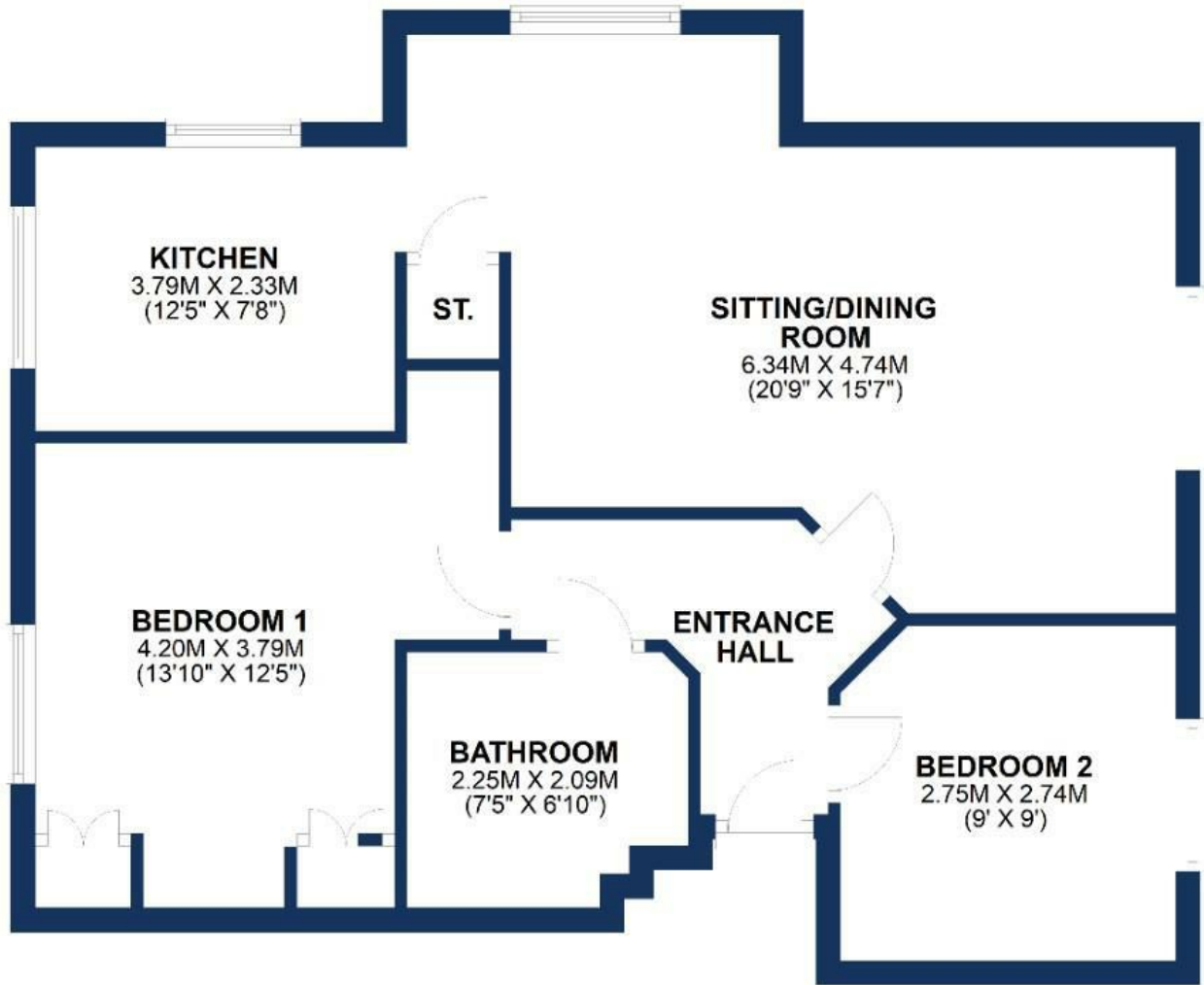
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 60.9 SQ. METRES (655.1 SQ. FEET)



TOTAL AREA: APPROX. 60.9 SQ. METRES (655.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNES

292 HALE ROAD, HALE BARNES
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM