



20 MOSLEY ROAD | TIMPERLEY

OFFERS OVER £425,000

****NO ONWARD CHAIN***** Situated in a prime location off Mayfield Road in the heart of the village, a larger than average three bedroom semi detached family home in need of modernisation but representing an exciting opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained. The accommodation briefly comprises entrance hall, front sitting room with rear dining room leading onto the rear gardens, kitchen with adjacent utility which has access to the rear gardens and integral garage, three well proportioned bedrooms and bathroom with separate WC. Off road parking within the driveway to the front which also provides access to the garage. To the rear is a patio seating area with excellent lawned gardens beyond which enjoy a high degree of privacy and a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 7TF

DESCRIPTION

A superbly proportioned traditional semi detached family home occupying an enviable location close to Timperley village centre and in the catchment area of highly regarded primary and secondary schools.

The property offers any prospective purchaser the opportunity to extend and re-model to individual taste subject to the relevant permissions being obtained.

The existing accommodation is approached via a welcoming entrance hall with adjacent front sitting room with doors leading onto the dining room at the rear which in turn leads onto the westerly facing gardens. The ground floor accommodation is completed by the kitchen with adjacent utility room with door to the rear gardens and also to the integral garage. To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

Externally there is off road parking within the driveway which provides access to the integral garage and benefits from an adjacent lawned garden and there is a pathway leading to the side. Immediately to the rear is a patio seating area with lawns beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun.

Viewing is highly recommended to appreciate the accommodation on offer and the further potential.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With glass panelled front door. Understairs storage cupboard. Stairs to first floor.

SITTING ROOM

14'6" x 13'5" (4.42m x 4.09m)

With a focal point of a gas fire with tiled insert and hearth. Bay window to the front. Opening to:

DINING ROOM

16'6" x 10'3" (5.03m x 3.12m)

With French doors leading onto the rear gardens. Serving hatch.

KITCHEN

10'2" x 9'8" (3.10m x 2.95m)

With wall and base units. Bay window to the rear. Tiled splashback. Door to:

UTILITY

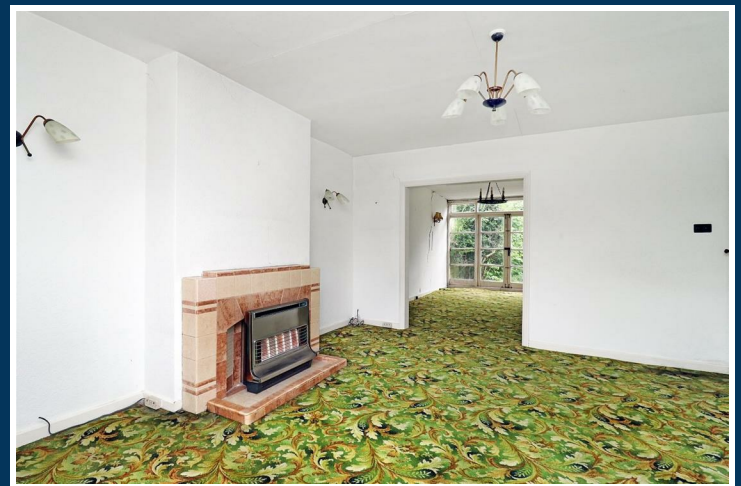
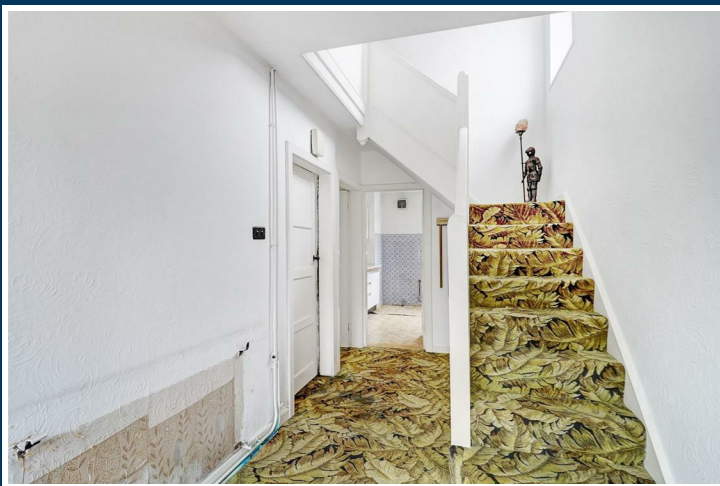
9'7" x 7'9" (2.92m x 2.36m)

With door and window to the rear and door to the integral garage. Wash hand basin. Plumbing for washing machine.

FIRST FLOOR

LANDING

Opaque window to the side.



BEDROOM 1

14'7" x 11'9" (4.45m x 3.58m)

Bay window to the front.

BEDROOM 2

11'9" x 11'3" (3.58m x 3.43m)

With window to the rear. Fitted wardrobe.

BEDROOM 3

8'5" x 8'4" (2.57m x 2.54m)

With window to the front.

BATHROOM

8'4" x 5'3" (2.54m x 1.60m)

With opaque window to the rear. Bath and wash hand basin.

WC

With WC and opaque window to the side.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from an adjacent lawned garden and provides access to the garage.

To the rear is a patio seating area with lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

GARAGE

16'10" x 7'9" (5.13m x 2.36m)

Double doors to the front. Window to the side.

SERVICES

All main services are connected.

POSSESSION:

Vacant possession upon completion.

COUNCIL TAX

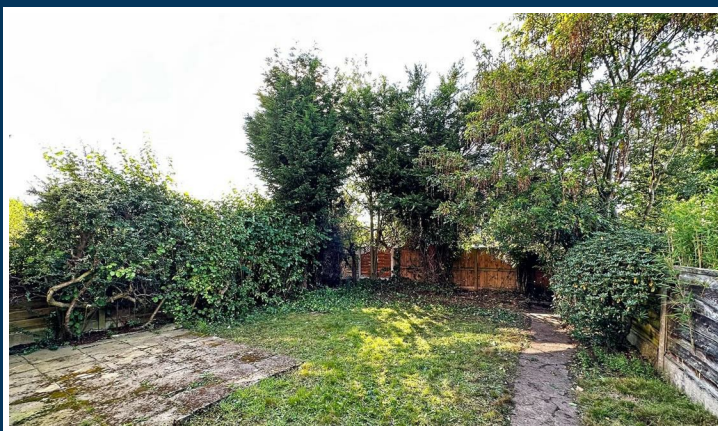
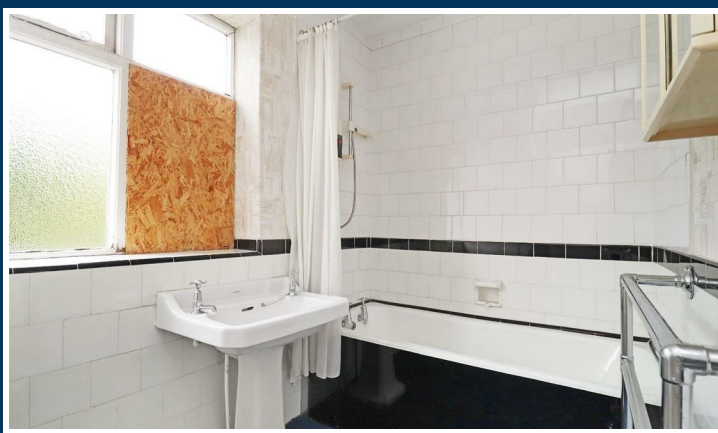
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TENURE:

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

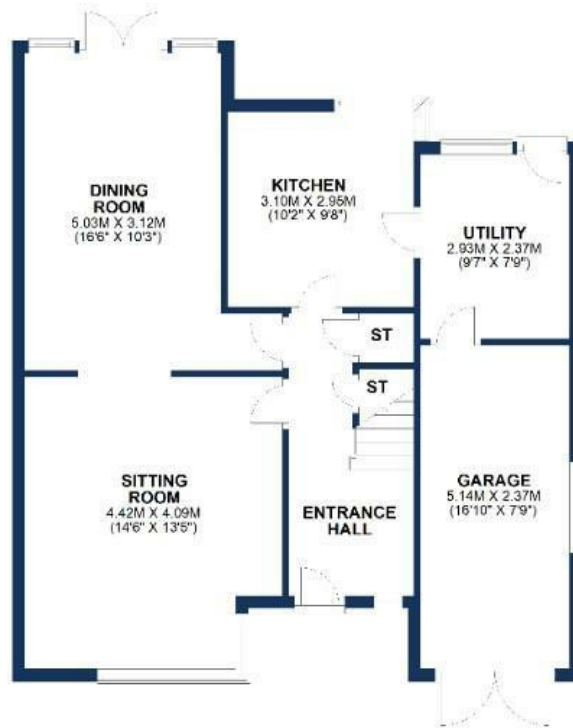
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 74.2 SQ. METRES (788.7 SQ. FEET)



FIRST FLOOR

APPROX. 47.1 SQ. METRES (507.1 SQ. FEET)



TOTAL AREA: APPROX. 121.3 SQ. METRES (1305.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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