

7 GRANGE ROAD | TIMPERLEY

£475,000

An extended traditional semi detached family home set within a corner plot and ideally positioned within easy reach of Timperley village centre. The accommodation briefly comprises entrance hallway, open plan sitting/dining room with doors leading onto a large rear conservatory which in turn leads onto the rear gardens, fitted kitchen with double doors to the side garden, three bedrooms and bathroom/WC to the first floor. Off road parking to the front of the property which also provides access to the garage. To the rear the gardens are paved for easy maintenance and extend to the side and rear. Gas fired central heating and double glazing throughout. Viewing is highly recommended.

POSTCODE: WA15 6DN

DESCRIPTION

This bay fronted semi detached family home provides well proportioned living space and benefits from a large conservatory to the rear. The location is ideal being well placed for access to the village centre at Timperley and the Metrolink station is less than 1 mile distant. Importantly the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached beyond an enclosed porch which leads onto the entrance hall. Off the entrance hall is access to a full depth open plan sitting/dining room with doors off the dining area leading onto a large full width conservatory. Off the conservatory is access to the rear gardens. Also to the rear of the property is a fitted kitchen with contemporary high gloss units and with double doors leading onto the gardens at the side.

At first floor level there are two excellent double bedrooms and a well proportioned third bedroom. The accommodation is completed by the family bathroom/WC.

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

To the front of the property there is a driveway providing off road parking and access to the garage. To the side and rear and accessed via the conservatory and kitchen the gardens are paved for easy maintenance.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen. Tiled floor.

ENTRANCE HALL

Quartz fleck tiled flooring. Radiator. Underfloor heating. PVCu double glazed front door. Spindle balustrade staircase. Recessed low voltage lighting. Access to understairs storage/utility cupboard with plumbing for washing machine and space for dryer.

OPEN PLAN SITTING/DINING ROOM

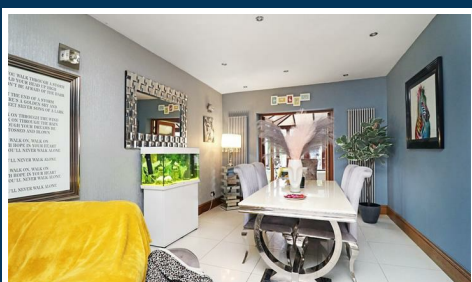
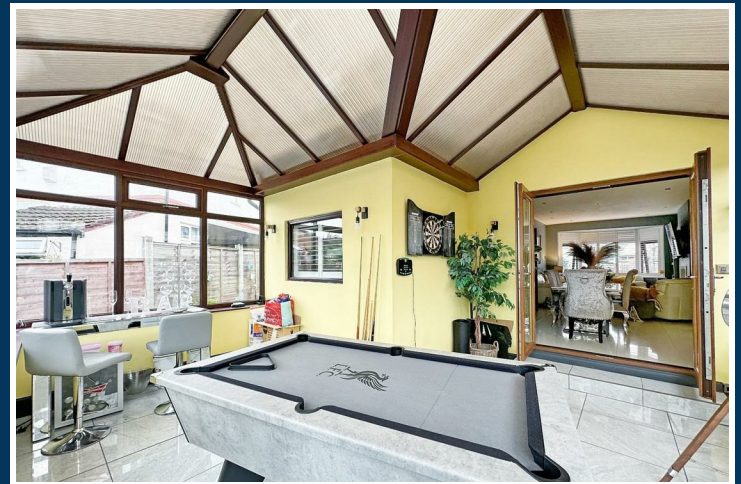
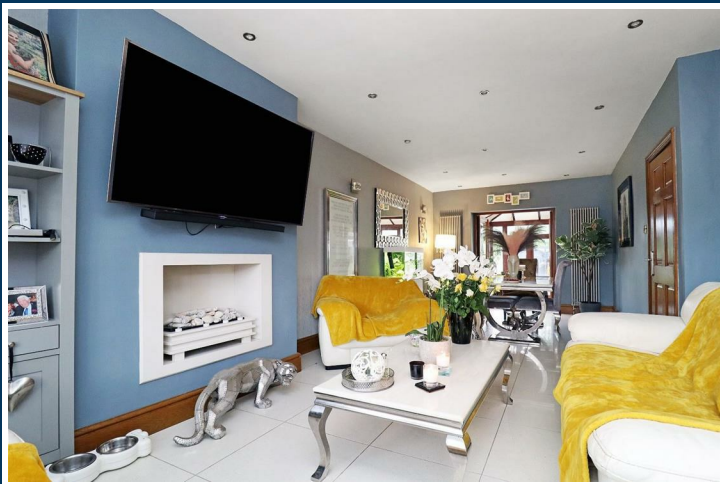
26'9" x 11'10" (8.15m x 3.61m)

With ample space for living and dining suites. Quartz fleck tiled flooring. Double glazed window to the front with plantation shutters. Raised fireplace. Underfloor heating. Recessed low voltage lighting. Two radiators. Double glazed double doors lead onto:

CONSERVATORY

17'6" x 14'11" (5.33m x 4.55m)

With tiled floor. PVCu double glazed double doors lead onto the rear garden.



KITCHEN

15'8" x 7'0" (4.78m x 2.13m)

Fitted with a comprehensive range of grey high gloss units with white quartz work surface over incorporating 1 1/2 bowl sink unit. Integrated oven/grill plus combination microwave oven. Five ring gas hob with stainless steel extractor hood over. Space for American style fridge freezer. AEG dishwasher. Double glazed window to the rear. Cupboard housing combination gas central heating boiler. Double glazed double doors provide access to the side garden. Recessed low voltage lighting. Underfloor heating.

FIRST FLOOR

LANDING

Opaque leaded effect double glazed window to the side.

BEDROOM 1

12'11" x 11'10" (3.94m x 3.61m)

Leaded effect double glazed window to the rear. Laminate wood flooring. Fitted wardrobes plus overhead cupboards and matching dressing table. Television aerial point. Recessed low voltage lighting. Ceiling cornice.

BEDROOM 2

11'10" x 10'10" (3.61m x 3.30m)

Double glazed window to the front with plantation shutters. Radiator. Television aerial point. Laminate wood flooring.

BEDROOM 3

8'5" x 7'3" (2.57m x 2.21m)

Leaded effect double glazed window to the rear. Radiator. Laminate wood flooring.

BATHROOM

6'6" x 6'2" (1.98m x 1.88m)

Fitted with a contemporary suite comprising tiled shower cubicle, WC and vanity wash basin. Tiled walls and floor. Chrome heated towel rail. Opaque double glazed window to the front. Plantation shutters. Recessed low voltage lighting.

OUTSIDE

To the front of the property the drive provides off road parking and access to the garage. To the rear the gardens are paved for easy maintenance and extend to the side and can be accessed via the conservatory and kitchen. External power and water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

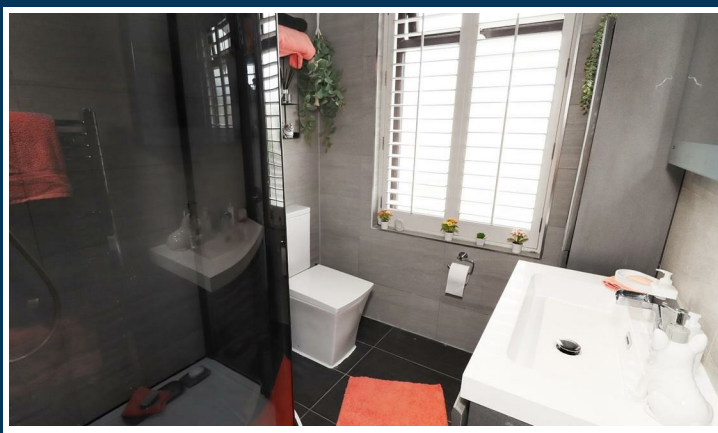
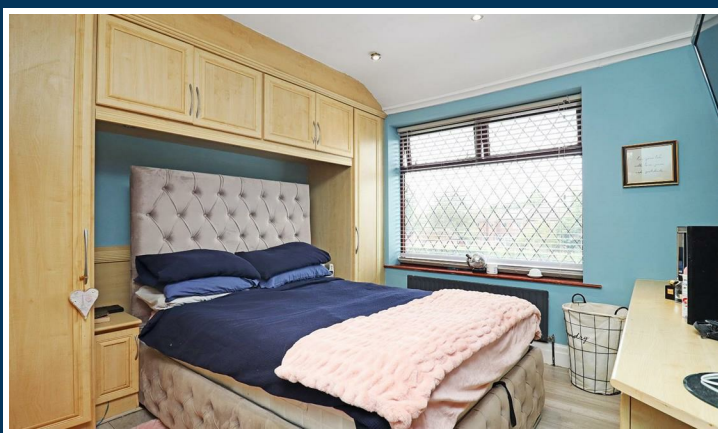
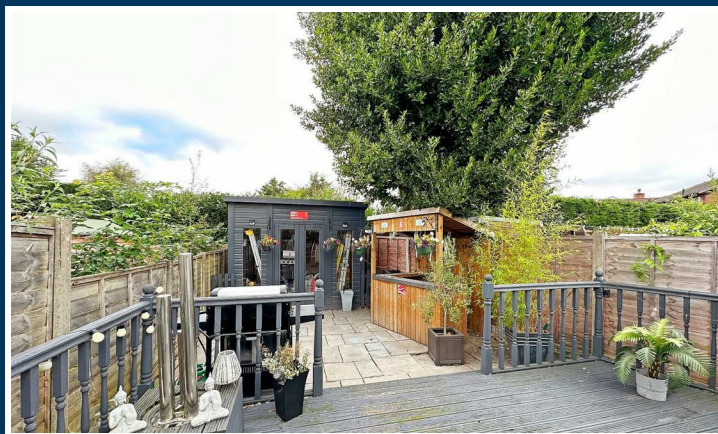
Band "C"

TENURE:

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

NOTE

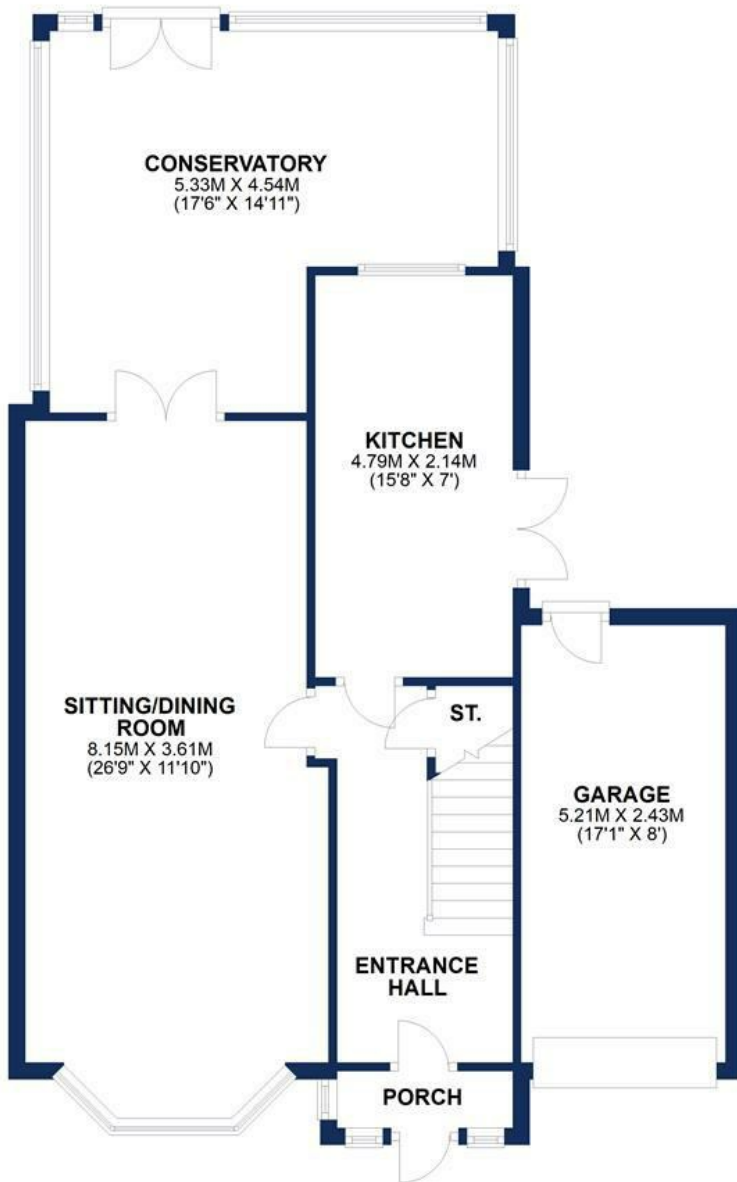
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 84.5 SQ. METRES (909.8 SQ. FEET)



FIRST FLOOR

APPROX. 44.2 SQ. METRES (476.3 SQ. FEET)



TOTAL AREA: APPROX. 128.8 SQ. METRES (1386.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@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