



36 SOUTHFIELDS DRIVE | TIMPERLEY

OFFERS OVER £375,000

A superbly proportioned and well presented semi detached family home with extensive gardens to the side and rear benefitting from a southerly aspect to enjoy the sun all day. The accommodation briefly comprises entrance hall, open plan L shaped sitting/dining room, kitchen fitted with a comprehensive range of white high gloss units, utility room, rear entrance vestibule with adjacent cloakroom/WC, three excellent double bedrooms serviced by the family bathroom/WC. Off road parking to the front with adjacent lawned gardens and double gates lead to the side where there is a detached garage. Towards the side and rear there are gardens laid mainly to lawn and incorporate a patio seating area combining to create a superb plot which needs to be seen to be appreciated.

Viewing is highly recommended.

POSTCODE: WA15 6DR

DESCRIPTION

Southfields Drive is a cul de sac containing semi detached houses of similar age and design grouped around a central grassed area and ideally placed a little over a 1/4 mile into the village with its range of shops and a little further to Park Road Metrolink station from which there is a commuter service into Manchester.

The accommodation is approached via a welcoming entrance hall which has large under stairs storage cupboard and provides access onto the open plan L shaped sitting/dining room with dual aspect windows. Adjacent to the dining room and accessed off the hallway is a fitted kitchen with a comprehensive range of white high gloss units and with adjacent utility room. Off the kitchen there is also a rear entrance vestibule which provides access to the cloakroom/WC and also with door to the side driveway. To the first floor there are three excellent bedrooms serviced by the the bathroom/WC.

Externally the driveway provides off road parking and benefits from adjacent lawned gardens and double gates provide access to a further parking area with detached garage beyond.

To the rear the gardens are a particular feature incorporating a patio seating area with extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Radiator. Spindle balustrade staircase to the first floor. Under stairs storage cupboard. Picture rail.

OPEN PLAN SITTING/DINING ROOM

21'0 x 15'9 (6.40m x 4.80m)

With PVCu double glazed windows to the front and rear. Two radiators. Television aerial point. Ceiling cornice. Electric fire with surround. Ample space for living and dining suites.

KITCHEN

12'4 x 8'10 (3.76m x 2.69m)

Fitted with a range of white high gloss wall and base units with contrasting black work surface over incorporating a circular bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher. PVCu double glazed window overlooking the rear garden. Tiled splashback. Recessed low voltage lighting. Tiled floor. Cupboard housing gas central heating boiler. Door to :

UTILITY

3'2 x 5'4 (0.97m x 1.63m)

With plumbing for washing machine and space for dryer. Opaque window to the side.

REAR ENTRANCE VESTIBULE

PVCu double glazed door to the side. Access to:

CLOAKROOM

With WC and opaque window to the front.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the front. Loft access hatch. Laminate flooring.

BEDROOM 1

12'6 x 12'0 (3.81m x 3.66m)

PVCu double glazed window to the front. Radiator. Laminate flooring. Ceiling cornice.

BEDROOM 2

12'6 x 10'11 (3.81m x 3.33m)

PVCu double glazed window overlooking the rear garden. Radiator. Laminate flooring.

BEDROOM 3

10'2 x 7'1 (3.10m x 2.16m)

PVCu double glazed windows to the side and rear. Laminate flooring. Radiator. Airing cupboard housing hot water cylinder.

BATHROOM

8'3 x 7'0 (2.51m x 2.13m)

Fitted with a white suit with chrome fittings comprising jacuzzi bath, corner tiled shower cubicle, wash hand basin and WC. Two opaque PVCu double glazed windows to the side. Tiled walls and floor. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens and double gates provide access to the detached garage towards the rear. Towards the side and rear there is a paved seating area with extensive lawned gardens beyond with a high degree of privacy and with a southerly aspect to enjoy the sun all day. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

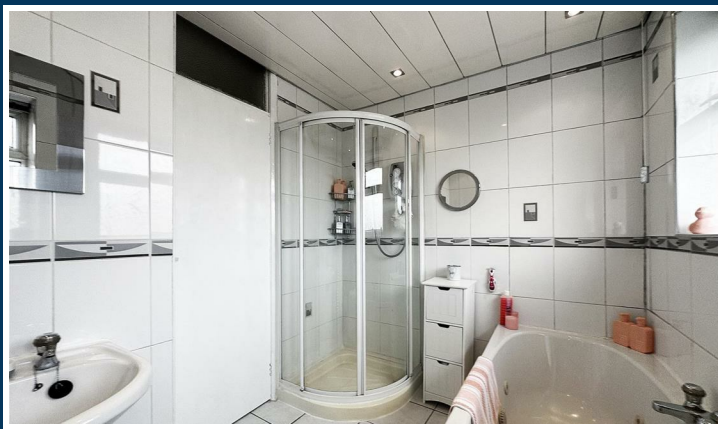
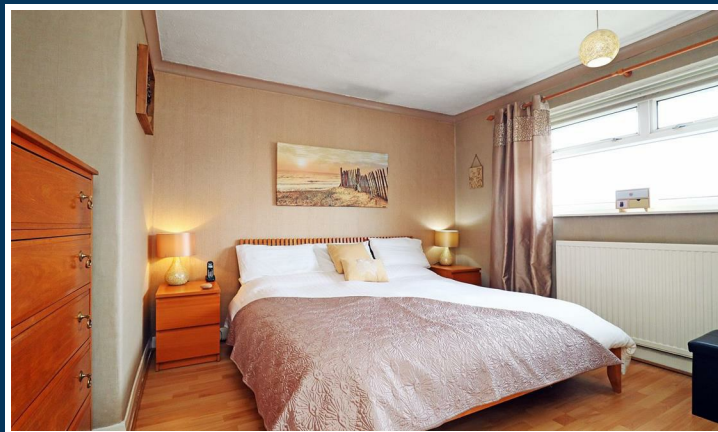
Band "B"

TENURE

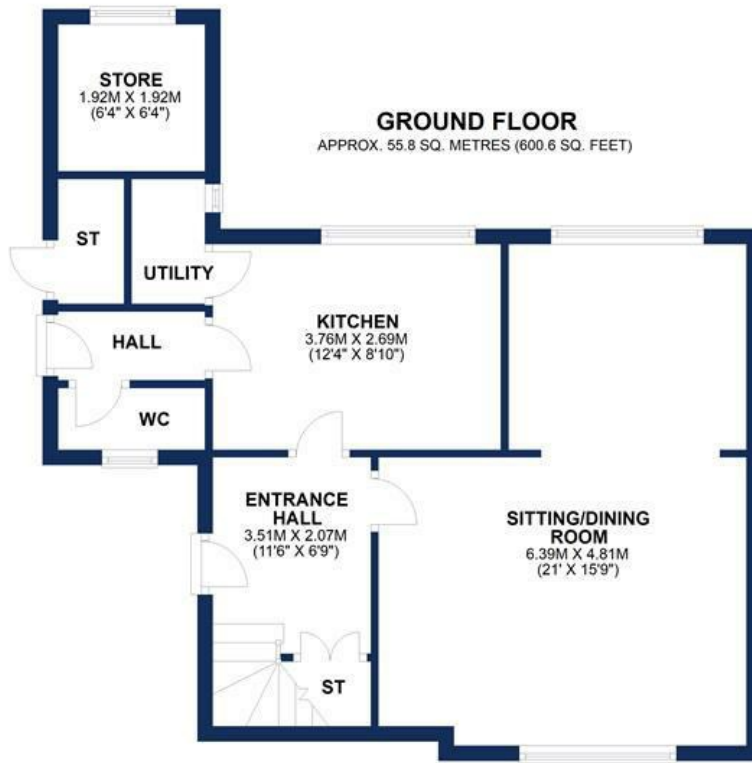
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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FIRST FLOOR
APPROX. 44.9 SQ. METRES (482.8 SQ. FEET)



TOTAL AREA: APPROX. 100.7 SQ. METRES (1083.4 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