



## 24 ST GEORGES CRESCENT | TIMPERLEY

£500,000

A traditional extended semi detached family home in a sought after location. The accommodation briefly comprises entrance hall, front sitting room plus impressive open plan living dining kitchen with adjacent utility room and study/playroom off, cloakroom/WC, four bedrooms and modern family bathroom/WC. The driveway provides off road parking whilst to the rear is a covered decked seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6HG

## DESCRIPTION

This family home is ideally located being close to Timperley village centre and with the Metrolink providing easy access into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

The property itself is built to a tradition design and has been extended to provide superbly proportioned and well presented living space that needs to be seen to be appreciated. A welcoming entrance hall provides access onto a front sitting room whilst towards the rear the property has been extended to create an impressive open plan living dining kitchen complete with central island and with doors leading onto a covered decked seating area with lawns beyond. Adjacent to the kitchen is a separate utility room which in turn leads onto a useful versatile room which could ideally be used as a playroom or study. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are four bedrooms serviced by the modern family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and there is access to the side. To the rear and accessed via the open plan living dining kitchen is a covered decked seating area with delightful lawns beyond which lead onto a further decked seating area.

A superb family home in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Ceiling cornice.

#### SITTING ROOM

12'10" x 9'7" (3.91m x 2.92m)

With a focal point of a living flame gas fire with stone effect insert and hearth. Radiator. Picture rail. Television aerial point. Telephone point.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

21'8" x 19'1" (6.60m x 5.82m)

#### KITCHEN

Fitted with a comprehensive range of cream high gloss wall and base units with work surfaces over incorporating stainless steel sink unit with drainer and hose tap. Integrated oven/grill plus combination microwave oven. Four ring gas hob with stainless steel extractor hood and splashback. Integrated dishwasher. Laminate flooring. PVCu double glazed window to the rear. Velux window to the rear. Underfloor heating. Central island with further storage and breakfast bar.

#### LIVING/DINING AREA

With ample space for living and dining suites. Two radiators. Television aerial point. Bi fold doors lead onto a covered decked seating area with delightful lawns beyond.

#### CLOAKROOM

With a white suite with chrome fittings comprising WC and wash hand basin. Tiled floor. Tiled splashback. Recessed low voltage lighting.

#### UTILITY ROOM

7'11" x 5'3" (2.41m x 1.60m)

With fitted work surface with plumbing for washing machine and space for dryer beneath. Space for American style fridge freezer. Wall unit. Radiator. Laminate flooring. Recessed low voltage lighting.



## OFFICE/PLAYROOM

13'3" x 5'6" (4.04m x 1.68m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

Loft access hatch with pull down ladder to boarded loft space.

### BEDROOM 1

12'10" x 8'10" (3.91m x 2.69m)

PVCu double glazed bay window to the front. Radiator. Picture rail.

### BEDROOM 2

9'8" x 8'10" (2.95m x 2.69m)

PVCu double glazed window to the front and rear. Radiator.

### BEDROOM 3

11'3" x 5'8" (3.43m x 1.73m)

PVCu double glazed window to the rear. Radiator. Picture rail.

### BEDROOM 4 / DRESSING ROOM

6'6" x 5'3" (1.98m x 1.60m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

### BATHROOM

8'1" x 6'6" (2.46m x 1.98m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with shower over, WC and vanity wash basin. Tiled walls and floor. Extractor fan. PVCu double glazed window to the rear.

## OUTSIDE

To the front of the property the block paved drive provides off road parking and there is access to the side. Towards the rear is a covered decked seating area with lawns beyond leading onto a further decked seating area. There are external water and power feeds.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

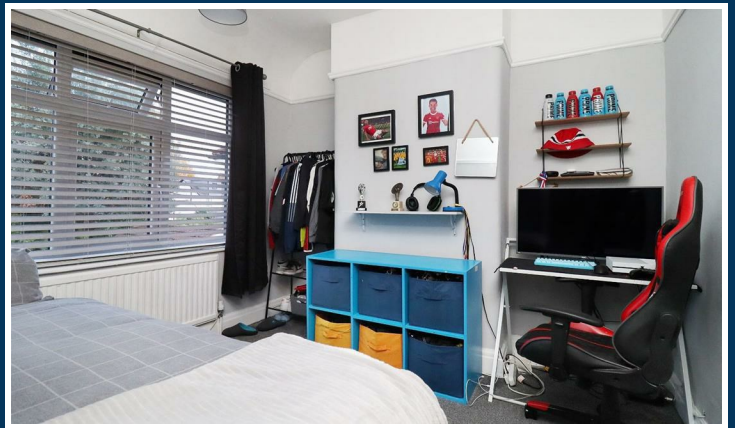
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## TENURE

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

## NOTE

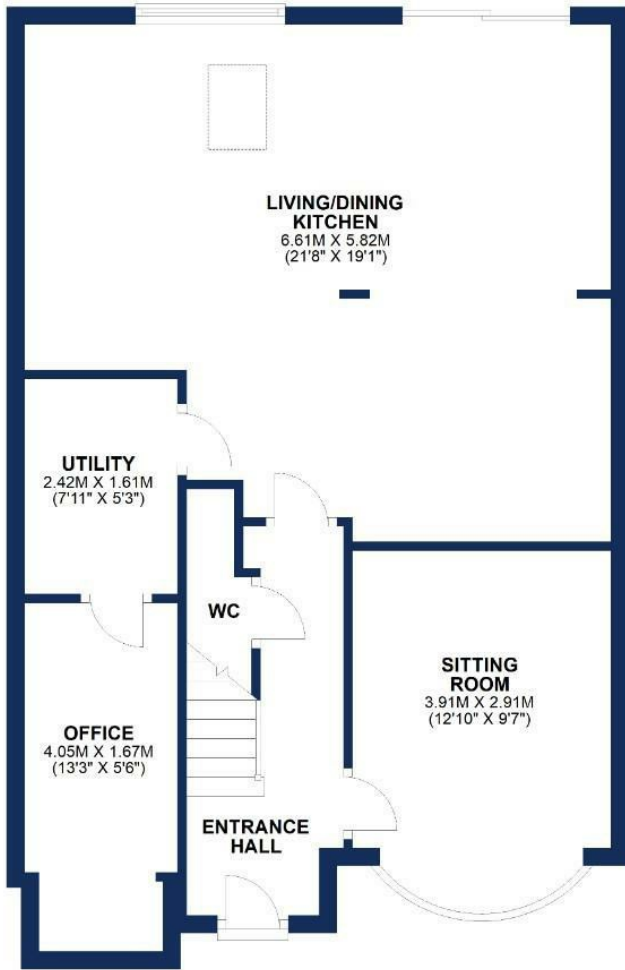
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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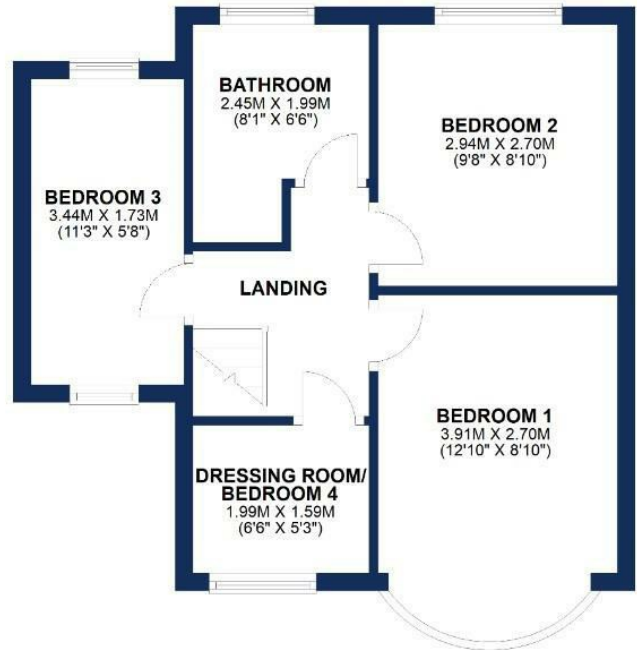
## GROUND FLOOR

APPROX. 63.7 SQ. METRES (685.3 SQ. FEET)



## FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.7 SQ. FEET)



TOTAL AREA: APPROX. 99.9 SQ. METRES (1075.0 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