

84 MOSS LANE | TIMPERLEY

£480,000

NO ONWARD CHAIN An exceptionally well proportioned traditional semi detached family home positioned in a desirable residential location. The accommodation briefly comprises enclosed porch, wide entrance hall, large sitting room to one side with dining room to the other, fitted kitchen to the rear with adjacent breakfast area, ground floor bathroom/WC plus utility room and integral garage, three well proportioned bedrooms and family bathroom/WC. Ample off road parking within the driveway and gardens to the rear. Viewing is highly recommended to appreciate the further potential on offer.

POSTCODE: WA15 6LJ

DESCRIPTION

This traditional double fronted semi detached family home is ideally positioned within the catchment area and walking distance of highly regarded primary and secondary schools and also within easy reach of Navigation Road Metrolink station with Altrincham town centre a little further distant as well as Timperley village centre.

The well proportioned accommodation is approached beyond a recessed porch and a wide entrance hall provides access to a large living room to one side whilst to the other is a further sitting room or separate dining room. Positioned towards the rear of the property is a fitted kitchen which opens onto a separate dining area with two sets of double doors leading onto the gardens at the rear. Adjacent to the dining area is a ground floor bathroom/WC to one side and separate utility room to the other. The utility room provides access to the side and also to the integral garage.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally the driveway provides ample off road parking and has adjacent lawned gardens and gated access to the side and provides access to the garage. The garage has a remote roller shutter door plus light and power. Towards the rear the gardens are paved for easy maintenance and are accessed via the dining area.

A superb family home in an ideal location and with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

PVCu double glazed front door. Stairs to first floor. Radiator. Understairs storage cupboard.

SITTING ROOM

19'7" x 11'2" (5.97m x 3.40m)

PVCu double glazed window to the front. Focal point of marble effect fireplace. Radiator. Ceiling cornice.

DINING ROOM

14'2" x 11'4" (4.32m x 3.45m)

PVCu double glazed window to the front. Exposed brick fireplace. Radiator. Ceiling cornice. Telephone point.

KITCHEN

11'4" x 5'10" (3.45m x 1.78m)

Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Tiled walls. Opening to:

BREAKFAST AREA

17'3" x 5'3" (5.26m x 1.60m)

Space for table and chairs. Two sets of PVCu double glazed double doors provide access to the rear gardens.



BATHROOM

10'0" x 5'3" (3.05m x 1.60m)

With a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin, WC and bidet. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear.

UTILITY

12'2" x 8'5" (3.71m x 2.57m)

PVCu double glazed door to the side and window to the rear. Radiator. Door to garage.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the rear. Ceiling cornice. Loft access hatch with pull down ladder to loft space. Airing cupboard with radiator.

BEDROOM 1

12'10" x 11'4" (3.91m x 3.45m)

PVCu double glazed windows to the front and rear. Fitted storage cupboard. Radiator. Television aerial point.

BEDROOM 2

12'11" x 11'2" (3.94m x 3.40m)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

11'4" x 8'1" (3.45m x 2.46m)

PVCu double glazed window to the rear. Radiator.

SHOWER ROOM

5'10"2 x 5'4" (1.52m x 1.63m)

With a tiled shower cubicle, WC and vanity wash basin. Chrome heated towel rail. Tiled walls. Opaque PVCu double glazed window to the front.

OUTSIDE

GARAGE

20'4" x 11'5" (6.20m x 3.48m)

With light and power and remote roller shutter door. Plumbing for washing machine. Newly installed wall mounted combination gas central heating boiler.

The driveway to the front provides ample off road parking with adjacent lawned garden and gated access to the side and rear. To the rear the gardens are paved for easy maintenance. External water feed.

SERVICES

All main services are connected.

POSSESSION

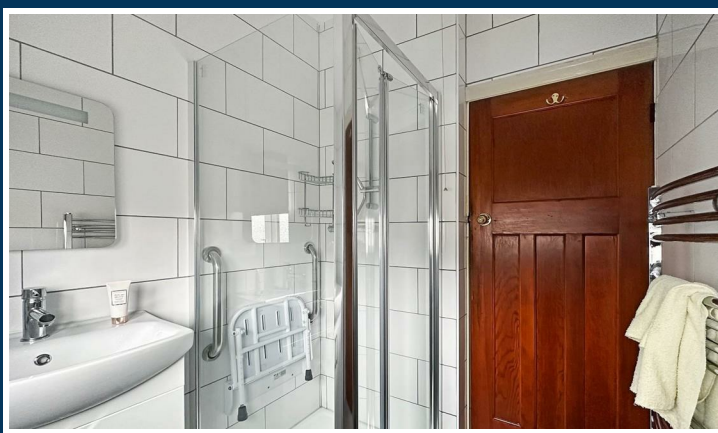
Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

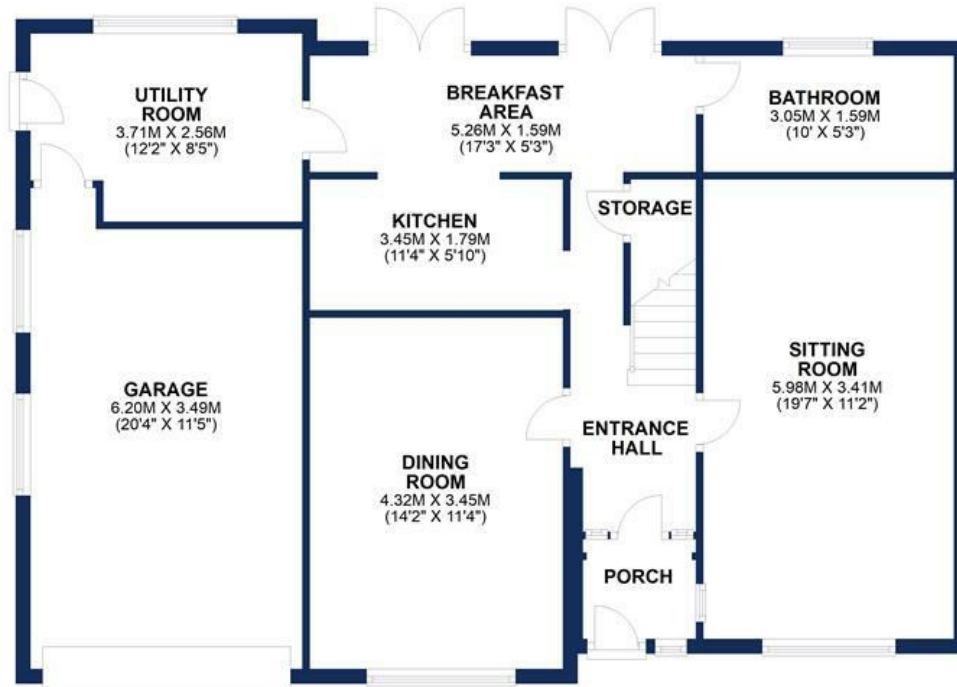
We are informed the property is Freehold. This should be verified by your Solicitor.



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GROUND FLOOR

APPROX. 103.5 SQ. METRES (1113.6 SQ. FEET)



FIRST FLOOR

APPROX. 45.8 SQ. METRES (493.4 SQ. FEET)



TOTAL AREA: APPROX. 149.3 SQ. METRES (1607.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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