



6 MAINWOOD ROAD | TIMPERLEY

OFFERS OVER £465,000

A superbly proportioned semi detached family home in an ideal location and with gardens at the rear benefitting from a southerly aspect to enjoy the sun all day and also a high degree of privacy. The accommodation briefly comprises large welcoming entrance hall, front sitting room with adjacent office area plus separate dining room leading onto the fitted kitchen and adjacent utility room providing access onto the shower room/WC and also the rear conservatory. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. To the front of the property the driveway provides off road parking and access to the side. To the rear the gardens are a particular feature with a block paved patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 7BX

DESCRIPTION

This semi detached family home stands within excellent gardens which benefit from a southerly aspect to the rear and enjoy a high degree of privacy.

The well proportioned accommodation is approached via a welcoming entrance hall which leads onto a front office area with doors leading onto the separate sitting room. Towards the rear is a dining room opening onto a fitted kitchen with a comprehensive range of units with quartz work surfaces and integrated appliances. Off the kitchen is a separate utility room which provides access to a shower room/WC to the front and conservatory to the rear with access onto the delightful gardens.

To the first floor there are three well proportioned bedrooms serviced by the shower room/WC fitted with a contemporary white suite with chrome fittings.

Externally towards the front of the property the flagged driveway provides off road parking and continues to the side. Towards the rear is a block paved patio seating area with delightful extensive lawns beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day and also enjoy a high degree of privacy.

Mainwood Road is in close proximity to Timperley village centre and the market town of Altrincham is a little further distant with the Metrolink providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for the surrounding network of motorways and local bus routes.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Access to cloaks cupboard. Dado rail. Radiator. Natural wood flooring. PVCu double glazed window to the side.

OFFICE

9'6" x 6'6" (2.90m x 1.98m)

PVCu double glazed window to the side. Ceiling cornice. Dado rail. Radiator. Natural wood flooring. Opening to:

SITTING ROOM

13'10" x 12'8" (4.22m x 3.86m)

With a focal point of a fireplace with marble effect hearth and tiled insert. Natural wood flooring. PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Ceiling cornice. Dado rail.

DINING ROOM

12'1" x 11'5" (3.68m x 3.48m)

With laminate wood flooring. Ample space for large dining suite. Recessed low voltage lighting. Opening to:

KITCHEN

12'1" x 10'6" (3.68m x 3.20m)

Fitted with a comprehensive range of light wood base units with contrasting white high gloss wall units and attractive quartz work surfaces incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 5 ring gas hob with extractor hood over. Integrated dishwasher. Recessed low voltage lighting. PVCu double glazed window to the rear. Access to:



UTILITY ROOM

10'0" x 7'2" (3.05m x 2.18m)

With base units housing built in washer and dryer with quartz work surfaces over. Space for American style fridge freezer. Laminate flooring. PVCu double glazed window to the rear. Access to conservatory and shower room. Radiator.

SHOWER ROOM

With a white suite with chrome fittings comprising tiled shower cubicle, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled floor. Tiled splashback. Recessed low voltage lighting.

CONSERVATORY

12'10" x 10'0" (3.91m x 3.05m)

With double doors leading onto the rear patio with delightful south facing lawns beyond. Electric heater. Laminate flooring.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Dado rail. Loft access hatch. Airing cupboard.

BEDROOM 1

12'10" x 12'1" (3.91m x 3.68m)

Two PVCu double glazed windows to the front. Fitted shelving. Radiator.

BEDROOM 2

12'1" x 9'3" (3.68m x 2.82m)

Two PVCu double glazed windows overlooking the rear garden. Fitted wardrobes. Radiator.

BEDROOM 3

9'6" x 7'7" (2.90m x 2.31m)

PVCu double glazed window to the front. Radiator.

SHOWER ROOM

With suite comprising tiled shower cubicle, WC and vanity wash basin. Fitted storage cupboard. Opaque PVCu double glazed window to the rear. Tiled walls. Chrome heated towel rail.

OUTSIDE

To the front of the property the flagged drive provides off road parking and continues to the side. To the rear is a block paved patio seating area with delightful extensive lawns beyond with well stocked flowerbeds and fence borders. The rear gardens enjoy a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day. External water and power points.

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.



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