



305 STOCKPORT ROAD | TIMPERLEY

£499,950

An attractive bay fronted period terrace property within walking distance of Timperley village centre. The accommodation briefly comprises large welcoming entrance hall, sitting room, full width dining kitchen with modern contemporary units and doors to the rear garden, cellar chamber, three well proportioned bedrooms and family bathroom/WC. Off road parking to the front and delightful patio seating area to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7SP

## DESCRIPTION

This superbly proportioned and deceptively spacious bay fronted mid terraced period property lies within walking distance of Timperley village centre and within the catchment area of highly regarded primary and secondary schools including Wellington School.

The accommodation is approached via a large welcoming entrance hall with a wealth of period features including dado rail, picture rail and ceiling cornice and provides access onto the large front sitting room. Towards the rear of the property is a full width dining kitchen with a range of contemporary units and with dining table/breakfast bar. Off the kitchen are double doors leading onto the rear courtyard garden. Also from the dining kitchen there is access to the useful cellar.

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

Externally to the front of the property the driveway provides off road parking whilst to the rear is a large block paved courtyard garden.

All in all a superb property and viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glass panelled front door. Ceiling cornice. Dado rail. Picture rail. Spindle balustrade staircase to first floor. Radiator.

#### SITTING ROOM

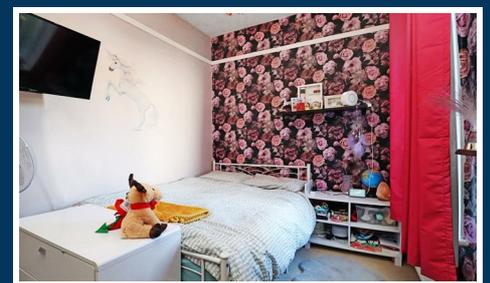
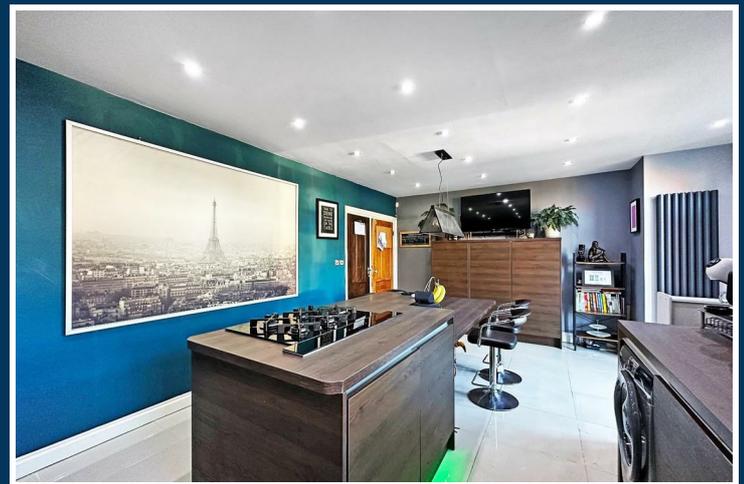
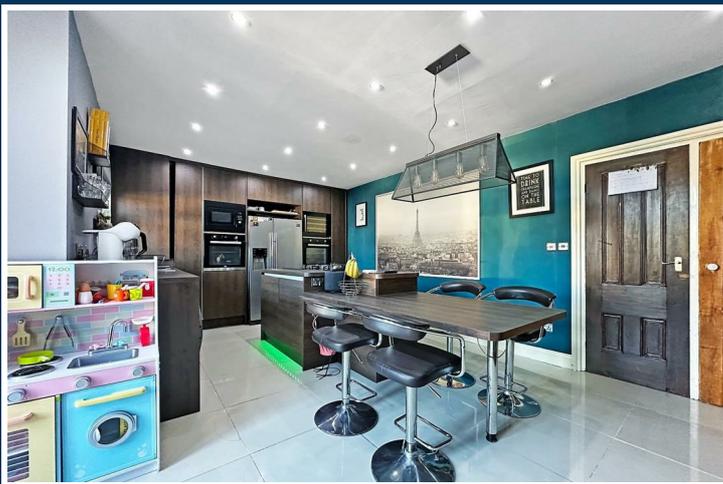
**16'10" x 14'0" (5.13m x 4.27m)**

With timber framed double glazed bay window to the front. Picture rail. Ceiling cornice. Radiator. Television aerial point. Telephone point.

#### FULL WIDTH DINING KITCHEN

**20'7" x 14'6" (6.27m x 4.42m)**

A superbly proportioned kitchen with a comprehensive range of contemporary units with work surfaces incorporating a 1 1/2 bowl stainless steel sink unit with drainer plus extended island providing a dining table/breakfast bar and incorporating a 5 ring gas hob with adjacent extractor hood. Two integrated oven/grills plus microwave and wine fridge. Space for American style fridge freezer. Integrated dishwasher. Tiled floor. Recessed low voltage lighting. PVCu double glazed window to the rear. PVCu double glazed doors provide access to the rear garden. Television aerial point. Cupboard housing recently installed combination gas central heating boiler.



## CELLAR

13'0" x 5'8" (3.96m x 1.73m)

Useful storage space with light and power.

## FIRST FLOOR

### LANDING

Dado rail. Radiator. Skylight.

### BEDROOM 1

14'2" x 14'1" (4.32m x 4.29m)

With timber framed double glazed window to the front. Radiator. Picture rail. Ceiling cornice. Television aerial point.

### BEDROOM 2

12'1" x 10'9" (3.68m x 3.28m)

With PVCu double glazed window to the rear. Radiator. Focal point of a cast iron fireplace. Picture rail.

### BEDROOM 3

11'7" x 8'2" (3.53m x 2.49m)

With PVCu double glazed window to the side. Radiator. Focal point of a cast iron fireplace. Picture rail.

## BATHROOM

Fitted with a white suite with chrome fittings comprising bath with mains shower over, WC and pedestal wash hand basin. Tiled splashback. Recessed low voltage lighting. Opaque timber framed double glazed window to the front. Chrome heated towel rail. Tiled floor.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and has an adjacent gravelled area and is screened by mature hedge and fence borders.

To the rear is a large block paved private garden.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

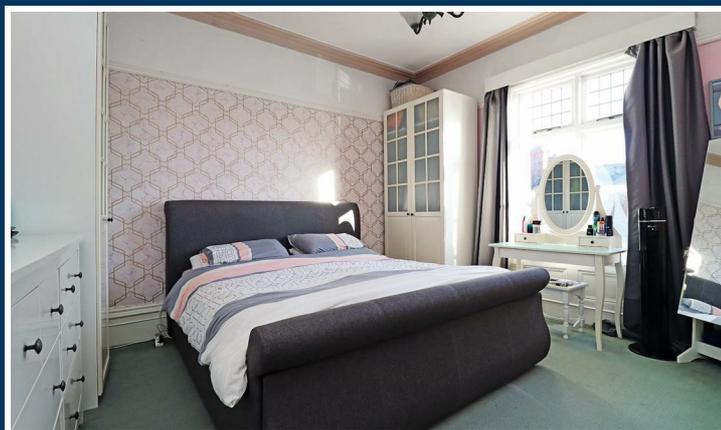
Band "A"

## TENURE

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

## NOTE

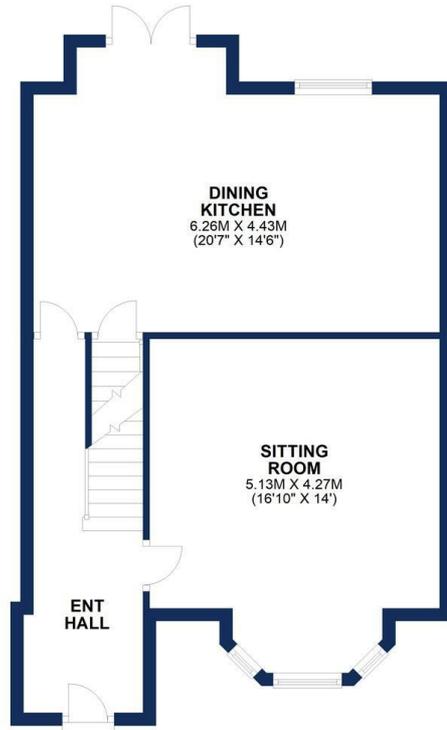
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 56.7 SQ. METRES (610.2 SQ. FEET)



### CELLAR

APPROX. 7.1 SQ. METRES (76.1 SQ. FEET)



### FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.1 SQ. FEET)



TOTAL AREA: APPROX. 115.4 SQ. METRES (1242.4 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