



39 HEYES LANE | TIMPERLEY

£950,000

NO ONWARD CHAIN Viewing is essential to appreciate the proportions of this 2465 sq ft new build family home. The accommodation briefly comprises large welcoming entrance hall with ample storage, front sitting room, impressive open plan living dining kitchen with central island and adjacent utility room, cloakroom/WC, master bedroom with en-suite shower room/WC plus walk in wardrobe, guest bedroom with en-suite shower room/WC, further double bedroom with family bathroom all to the first floor whilst to the second floor is a landing/study area plus two further bedrooms and bathroom/WC. Externally there is off road parking within the flagged driveway to the front whilst to the rear is a patio seating area leading onto an established lawned garden with well stocked flowerbeds and enjoying a high degree of privacy and westerly aspect to enjoy the afternoon and evening sun. An internal inspection is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6EF

DESCRIPTION

This newly constructed semi detached family home truly needs to be seen to be appreciated. Offering superbly proportioned and beautifully presented accommodation arranged over 3 floors, complimented by established gardens enjoying a high degree of privacy plus a westerly aspect to enjoy the afternoon and evening sun.

The accommodation to the ground floor is approached via a large welcoming entrance hall with understairs storage area and separate cloakroom. To one side is a large sitting room whilst towards the rear of the property is an impressive open plan living dining kitchen which truly acts as the heart of the home and features a full range of quality integrated appliances and a central island. A separate utility room and cloakroom/WC complete the ground floor accommodation which has underfloor heating throughout.

To the first floor the master suite has a dressing room plus adjacent en-suite and with views over the rear gardens. There is a further guest bedroom with en-suite shower room/WC and the first floor accommodation is completed by a third double bedroom serviced by the family bathroom/WC. The second floor provides two further bedrooms and a second shower room/WC plus access to a landing/study area.

The property also benefits from zonal heating to all floors, all rooms are Category 6 integrated, there is an alarm system with smart controls, outdoor lighting and electric points have been installed and there is an internal EV charging point.

To the front of the property is ample off road parking within the driveway whilst to the rear is a patio seating area with established lawned gardens beyond with well stocked flowerbeds and with a high degree of privacy and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The property is ideally positioned within easy reach of Timperley village centre and lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate wood flooring. Spindle balustrade staircase to first floor. Understairs storage/comms cupboard. Recessed low voltage lighting. Underfloor heating. Separate cloakroom.

SITTING ROOM

16'6" x 12'3" (5.03m x 3.73m)

Laminate flooring. PVCu double glazed window to the front. Recessed low voltage lighting. Television/data point. Underfloor heating.

OPEN PLAN LIVING DINING KITCHEN

24'1" x 23'0" (7.34m x 7.01m)

Truly impressive open plan space with a comprehensive range of navy blue wall and base units with contrasting marble effect work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Central island with breakfast bar housing pop up electric socket and integrated wine fridge. Two integrated Zanussi oven/grills. Bosch microwave. Zanussi induction hob with stainless steel extractor hood over. Full height Zanussi fridge and freezer and dishwasher. Tiled splashback. Ceramic tiled floor. Recessed low voltage lighting. sliding doors and PVCu double glazed double doors to the rear garden. PVCu double glazed window to the side. Two Velux windows to the rear. Recessed low voltage lighting. Television/data point. Underfloor heating.

UTILITY ROOM

With a range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Space for dryer and plumbing for washing machine. PVCu double glazed door provides access to the side. Ceramic tiled floor. Recessed low voltage lighting. Extractor fan. Cupboard housing Vaillant combination gas central heating boiler. Tiled splashback. Underfloor heating.

WC

5'8" x 4'10" (1.73m x 1.47m)

With a white suite with chrome fittings comprising WC and vanity wash basin. Opaque PVCu double glazed window to the side. Ceramic tiled floor. Recessed low voltage lighting. Extractor fan. Tiled splashback. Underfloor heating.

FIRST FLOOR

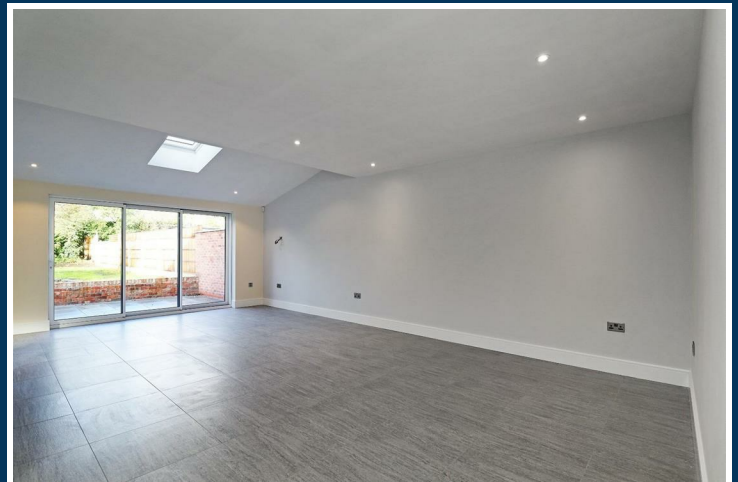
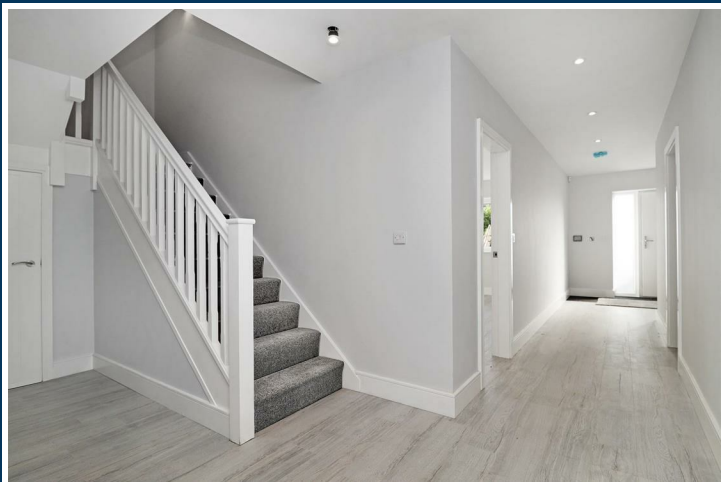
LANDING

Radiator. Recessed low voltage lighting. Spindle balustrade staircase to second floor. Cupboard housing hot water system.

BEDROOM I

15'10" x 12'5" (4.83m x 3.78m)

A superb double bedroom with PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Television/data point. Adjacent walk in wardrobe with fitted hanging and shelving and automatic lighting.



EN-SUITE

8'6" x 6'10" (2.59m x 2.08m)

With a white suite with chrome fittings comprising tiled shower enclosure plus vanity wash basin plus WC. Heated towel rail. Ceramic tiled floor. Part tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Underfloor heating.

BEDROOM 2

12'10" x 12'2" (3.91m x 3.71m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Television/data point.

EN-SUITE

9'0" x 3'3" (2.74m x 0.99m)

Fitted with a suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM 3

13'9" x 10'3" (4.19m x 3.12m)

With PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Television/data point.

BATHROOM

7'2" x 7'1" (2.18m x 2.16m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

SECOND FLOOR

LANDING/STUDY AREA

With space for study furniture. Data point. Access to eaves storage. Radiator. Velux window to the rear.

BEDROOM 4

13'11" x 9'9" (4.24m x 2.97m)

Velux window to the front. Radiator. Recessed low voltage lighting. Television/data point. Eaves storage.

BEDROOM 5

12'9" x 8'11" (3.89m x 2.72m)

With two Velux windows to the rear. Access to eaves storage. Radiator. Recessed low voltage lighting. Television/data point.

SHOWER ROOM

13'3" x 8'8" (4.04m x 2.64m)

With a contemporary white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Ceramic tiled floor. Recessed low voltage lighting. Velux window to the front. Extractor fan. Part tiled walls. Chrome heated towel rail.

OUTSIDE

To the front of the property the flagged drive provides off road parking for two cars and there is access to the side. Towards the rear and accessed via the open plan living dining kitchen is a large patio seating area with established lawn gardens beyond with a high degree of privacy and a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

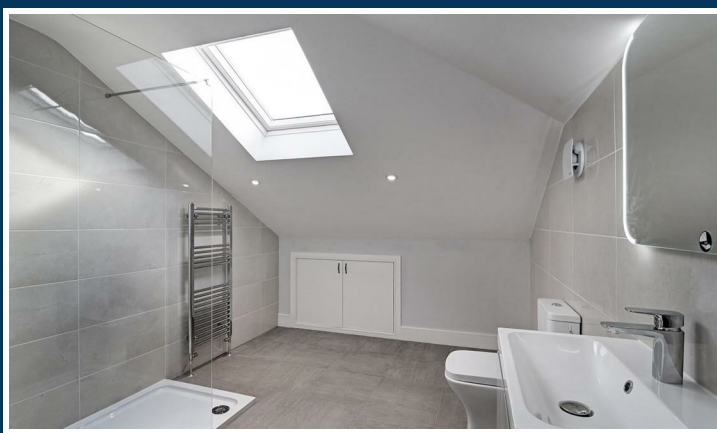
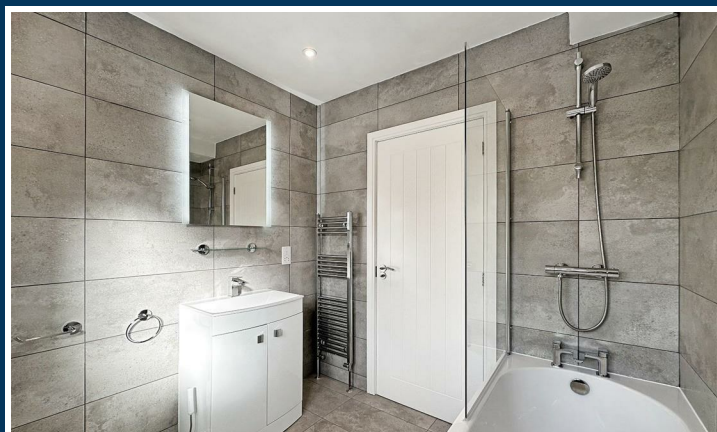
To be confirmed.

TENURE

We have been 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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TOTAL AREA: APPROX. 229.0 SQ. METRES (2465.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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