



9 WHITLEY GARDENS | TIMPERLEY

£375,000

A superbly proportioned semi detached family home presented to a high standard. The accommodation briefly comprises entrance hall, front sitting room plus extended rear dining room opening onto the rear garden and fitted kitchen, integral garage with utility area to the rear, three bedrooms and bathroom/WC. Off road parking to the front and patio seating area with delightful lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 6XF

DESCRIPTION

A superbly proportioned semi detached family home presented to a high standard with PVCu double glazing throughout and gas central heating. The location is ideal being a short distance from Timperley village centre and within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached through the entrance hall with understairs storage area. The hallway provides access to the front living room whilst towards the rear is an extended dining room/sitting room with sliding doors leading onto the attractive rear gardens. This reception room also opens onto the kitchen fitted with a comprehensive range of light wood units and providing access onto the integral garage/utility area and with access to the rear garden.

To the first floor there are three excellent bedrooms and the accommodation is completed by the family bathroom/WC.

To the front of the property the driveway provides off road parking whilst to the rear is a patio seating area with delightful lawned gardens beyond.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Spindle balustrade staircase to first floor. Opaque PVCu double glazed window to the side. Laminate flooring. Understairs storage cupboard. The understairs storage area houses the combination gas central heating boiler. Radiator. Telephone point.

SITTING ROOM

14'11" x 11'3" (4.55m x 3.43m)

With PVCu double glazed window to the front. Electric fireplace with marble effect insert and hearth. Ceiling cornice. Radiator. Television aerial point. Telephone point.

DINING ROOM

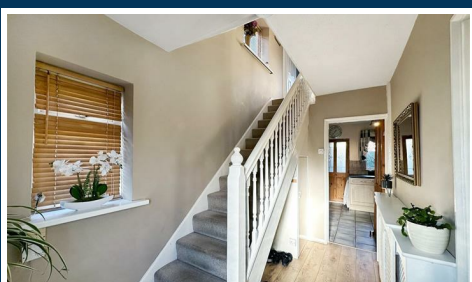
18'8" x 9'7" (5.69m x 2.92m)

With ample space for living and dining suites. PVCu double glazed sliding doors provide access to the rear garden. Radiator. Electric stove style fireplace. Opening to:

KITCHEN

11'6" x 9'8" (3.51m x 2.95m)

With light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker and fridge freezer. Integrated dishwasher. Tiled splashback. Tiled floor. PVCu double glazed window overlooks the rear garden.



GARAGE

17'2" x 10'2" (5.23m x 3.10m)

With up and over door to the front. PVCu double glazed door to the side leading to the garden. Plumbing for washing machine. Window to the rear. Light and power.

FIRST FLOOR

LANDING

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

BEDROOM 1

12'10" x 11'6" (3.91m x 3.51m)

With PVCu double glazed window to the front. Vanity wash basin. Radiator.

BEDROOM 2

14'7" x 9'8" (4.45m x 2.95m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

BEDROOM 3

9'5" x 8'0" (2.87m x 2.44m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

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

OUTSIDE

To the front of the property the drive provides off road parking. To the rear is a patio seating area with delightful lawned gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

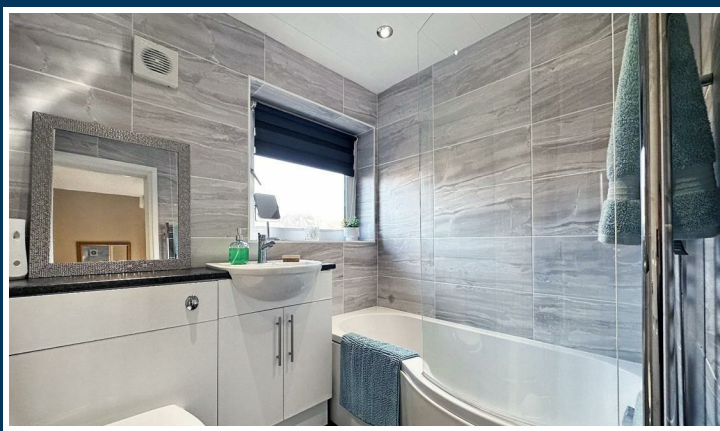
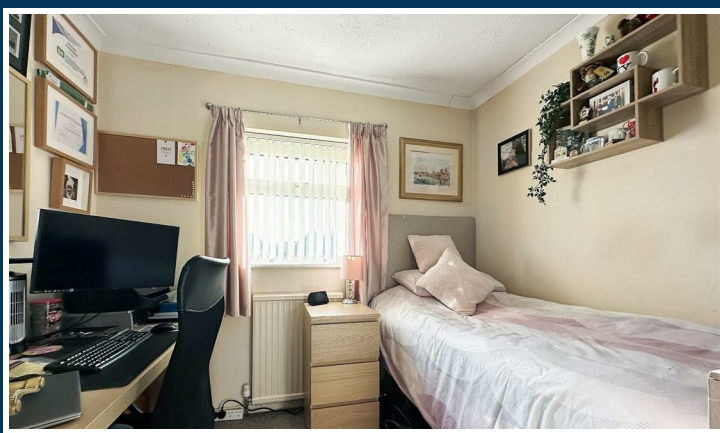
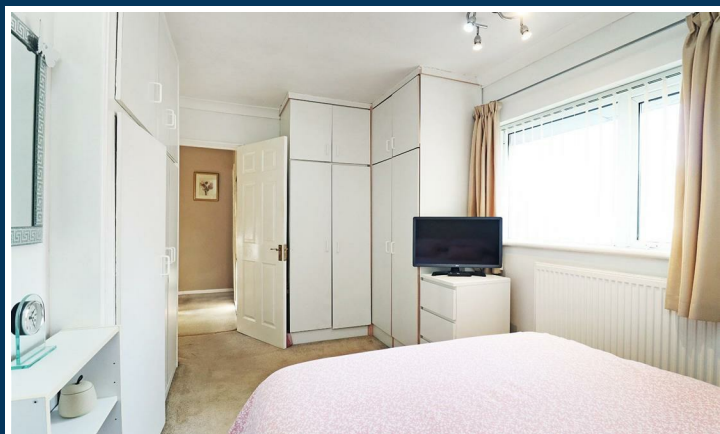
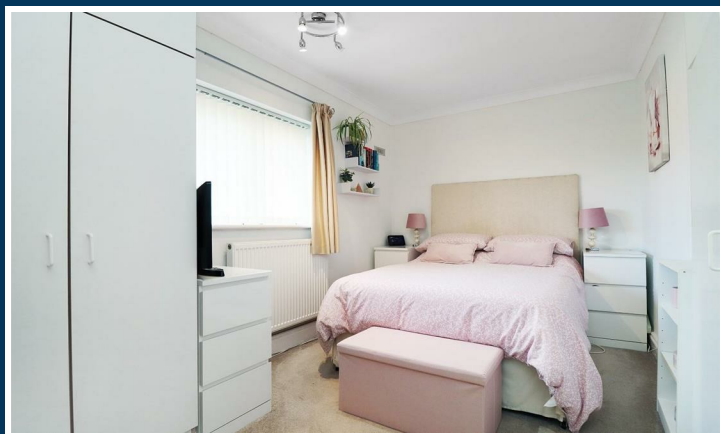
Band "B"

TENURE

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

NOTE

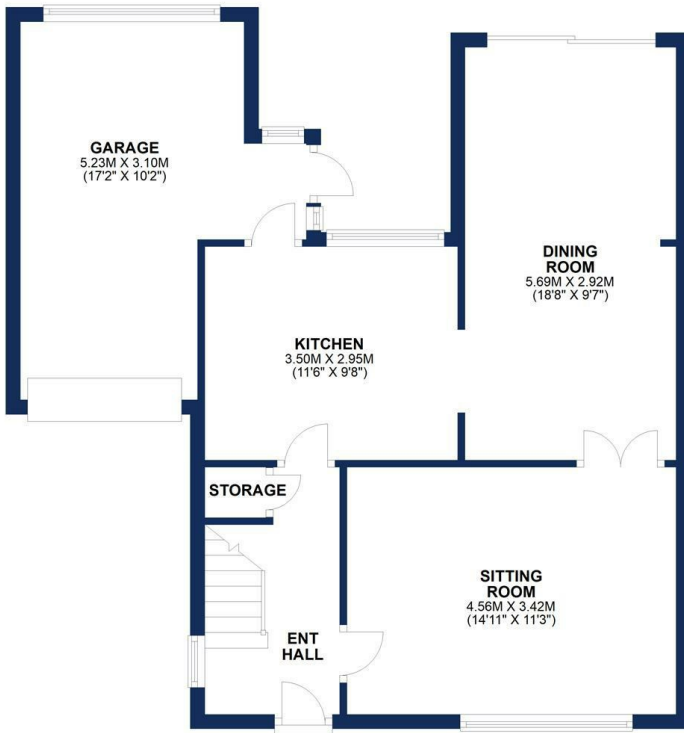
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 66.5 SQ. METRES (716.3 SQ. FEET)



TOTAL AREA: APPROX. 108.7 SQ. METRES (1170.5 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.3 SQ. FEET)



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