



18 SOUTH MEADE | TIMPERLEY

OFFERS IN THE REGION OF £700,000

Occupying a superb position towards the head of this sought after cul de sac this superbly proportioned detached family home is well presented throughout but represents a superb opportunity to extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall with original front door and stained glass surround, front dining room with sitting room to the rear leading onto the gardens, morning room with fitted kitchen with access to the side driveway, cloakroom/WC, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway which continues to the side leading to the garage. To the rear there are extensive gardens laid mainly to lawn and which need to be seen to be appreciated.

Viewing is highly recommended to appreciate the property and gardens on offer.

POSTCODE: WA15 6QL

DESCRIPTION

This detached family home is ideally located on one of the areas most sought after cul de sacs within easy reach of Timperley Metrolink station and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via an enclosed porch which leads onto a large welcoming entrance hall with original hardwood front door with leaded and stained glass insert and matching surround and top light. Towards the front of the property is a superb dining room whilst to the rear is a separate sitting room with bay window housing a door to the rear patio with extensive gardens beyond. Also towards the rear of the property is a separate morning room which in turn leads onto the fitted kitchen which has access to the side driveway. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

To the front of the property the flagged drive provides off road parking and has an adjacent flowerbed and there is access to the garage towards the rear. There is then gated access to the rear gardens which are also accessed via the sitting room and a patio seating area leads onto extensive lawned gardens which enjoy a high degree of privacy and a southerly aspect and need to be seen to be appreciated.

A superb family home and still representing an exciting opportunity to extend if required subject to relevant permissions being obtained.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

With beautiful original hardwood leaded and stained glass panelled front door with matching side screen and top light. Radiator. Telephone point. Spindle balustrade staircase to first floor.

DINING ROOM

14'6" x 13'1" (4.42m x 3.99m)

With leaded effect PVCu double glazed bay window to the front plus opaque porthole window to the side. Picture rail. Ceiling cornice. Focal point of an electric fireplace with marble effect insert and hearth. Radiator.

SITTING ROOM

16'4" x 12'3" (4.98m x 3.73m)

With a focal point of an electric fireplace with marble effect insert and hearth. Opaque leaded effect PVCu double glazed window to the side plus PVCu double glazed bay window to the rear with door providing access to the rear gardens. Ceiling cornice. Radiator. Television aerial point.

MORNING ROOM

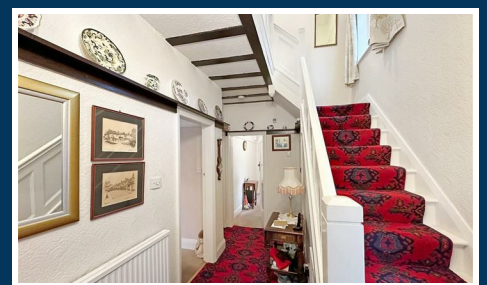
11'0" x 8'2" (3.35m x 2.49m)

PVCu double glazed window to the side. Worcester Bosch combination gas central heating boiler within a tiled recess. Radiator. Picture rail. Door to:

KITCHEN

14'3" x 8'2" (4.34m x 2.49m)

With a comprehensive range of hardwood wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. PVCu double glazed windows to either side plus one overlooking the rear garden. PVCu double glazed door provides access to the side driveway. Radiator. Tiled splashback.



CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque leaded and stained effect PVCu double glazed window to the side. Picture rail. Loft access hatch.

BEDROOM 1

16'5" x 12'3" (5.00m x 3.73m)

With PVCu double glazed bay window to the rear with opaque leaded and stained effect top light. Radiator. Picture rail.

BEDROOM 2

14'6" x 12'3" (4.42m x 3.73m)

PVCu double glazed bay window to the front. Opaque leaded and stained effect top light. Fitted wardrobes and dressing table. Radiator. Picture rail.

BEDROOM 3

8'2" x 7'2" (2.49m x 2.18m)

With leaded effect PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM

10'5" x 8'2" (3.18m x 2.49m)

Fitted with a suite comprising panelled bath with mixer shower, tiled shower enclosure, WC and pedestal wash hand basin. Airing cupboard. Two opaque PVCu double glazed windows to the side. Extractor fan. Radiator. Half tiled walls.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and benefits from a large adjacent flower bed and the driveway continues to the side leading to the detached garage to the rear.

The garage has an up and over door to the front plus door and window to the side and benefits from light and power.

Immediately towards the rear is a patio seating area accessed via the sitting room with extensive lawns beyond with well stocked flower beds and mature hedge and fence borders all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

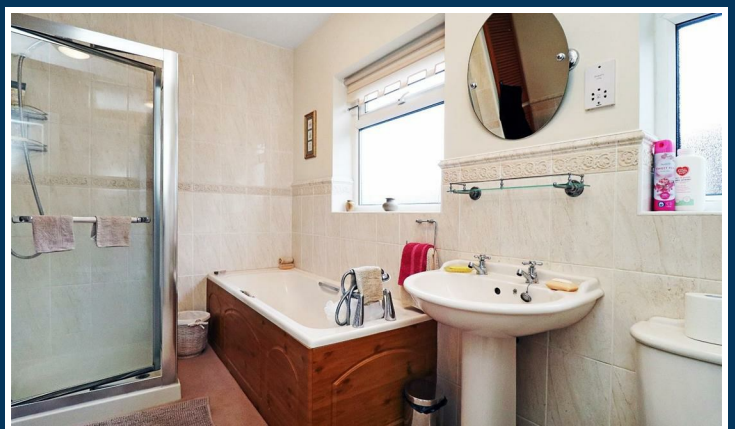
Band "F"

TENURE

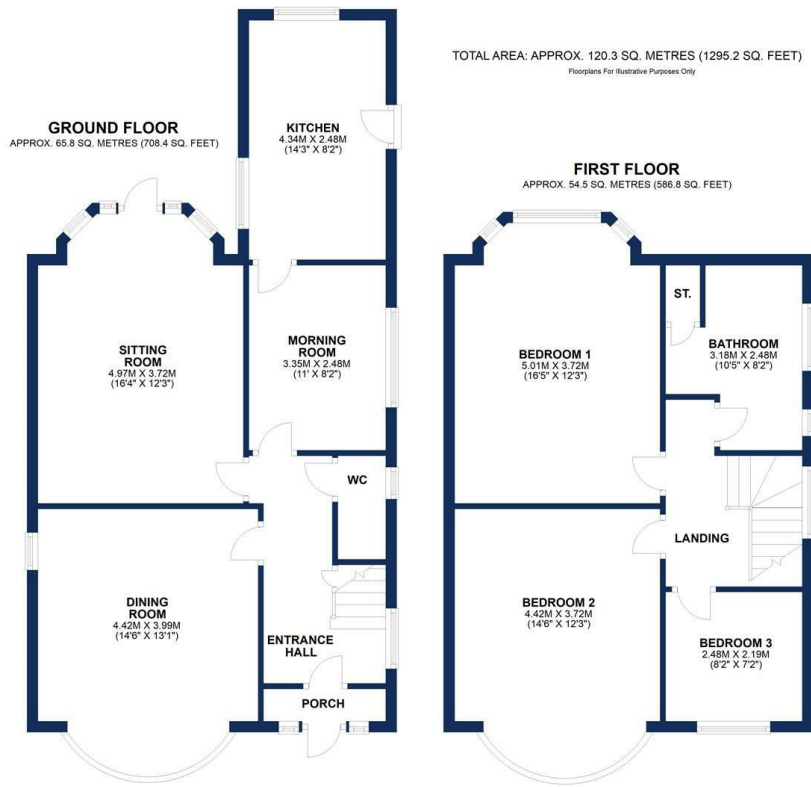
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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