



9 KINGSLEY ROAD | TIMPERLEY

OFFERS OVER £450,000

An immaculate semi detached family home that has been extended over the years and lies within an ideal cul-de-sac location within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, dining room to the front whilst to the rear is an extended living/dining kitchen area with doors to the rear garden, cloakroom/WC. To the first floor there are 3 bedrooms and family bathroom/WC. To the front there is off road parking within driveway and garage whilst to the rear a flagged patio seating area leads on to delightful lawned gardens

POSTCODE: WA15 6RA

DESCRIPTION

A traditional semi detached family home that has been extended to provide well proportioned living space presented to a high standard.

The accommodation is approached via a welcoming entrance hall featuring a leaded and stained glass hardwood front door and with natural wood flooring and half panelled walls. Towards the front of the property is a separate dining room with a focal point of a fireplace with exposed brick archway. Towards the rear of the property the accommodation has been extended to provide a superb partially open plan living dining kitchen with a modern fitted kitchen comprising attractive duck egg units with quartz work surfaces and a range of integrated appliances and opening onto a separate dining area which in turn leads onto a superb living area with a focal point of a multi fuel burner and with doors leading onto the rear garden. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms serviced by the modern family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and access to the side leading to the garage with up and over door, light, power and water feed. Immediately to the rear is a flagged patio seating area with attractive lawns beyond with well stocked flowerbeds and mature hedge borders.

The location is ideal being within easy reach of Timperley village centre and with Timperley Metrolink station a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Leaded and stained glass panelled hardwood front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor. Picture rail. Half panelled walls. Understairs storage area.

DINING ROOM

12'0" x 11'5" (3.66m x 3.48m)

With PVCu double glazed bay window to the front with leaded and stained effect toplight. Radiator. Natural wood flooring. Picture rail. Fireplace with exposed brick archway. Television aerial point.

PARTIAL OPEN PLAN LIVING DINING KITCHEN COMPRISING

KITCHEN

8'4" x 8'0" (2.54m x 2.44m)

Fitted with an attractive range of duck egg wall and base units with contrasting quartz work surfaces over incorporating an enamel sink unit. Integrated Siemens appliances include an oven/grill plus combination microwave oven and induction hob with extractor hood over, integrated fridge freezer and dishwasher. Plumbing for washing machine. Laminate wood flooring. Opening to a separate dining area with ample space for table and chairs and with doors leading onto the rear garden.

SITTING ROOM

21'1" x 19'2" (6.43m x 5.84m)

A superb reception room with a focal point of a multi fuel burner with marble effect insert and hearth. PVCu double glazed window and Velux window to the rear. Television aerial point. Picture rail. Plinth radiators to the living area. Recessed low voltage lighting.

CLOAKROOM

With WC and wash hand basin. Tiled walls and floor. Wall mounted Vaillant combination gas central heating boiler. Extractor fan.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Half panelled walls. Picture rail.

BEDROOM 1

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

With PVCu double glazed bay window to the front with window seat. Fitted wardrobes with matching bedside cabinets. Radiator. Television aerial point.

BEDROOM 2

12'3" x 10'9" (3.73m x 3.28m)

With PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards and matching bedside cabinets and drawers. Radiator. Television aerial point. Loft access hatch.

BEDROOM 3

6'11" x 6'2" (2.11m x 1.88m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

8'3" x 6'0" (2.54m x 1.83m)

With a suite comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Tiled walls. Extractor fan.

OUTSIDE

To the front of the property the tarmac driveway provides off road parking and extends to the side providing access to the garage towards the rear. The garage benefits from light, power and water feeds and has an up and over door to the front plus door and window to the side.

Immediately to the rear and accessed via the dining area there is a flagged patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

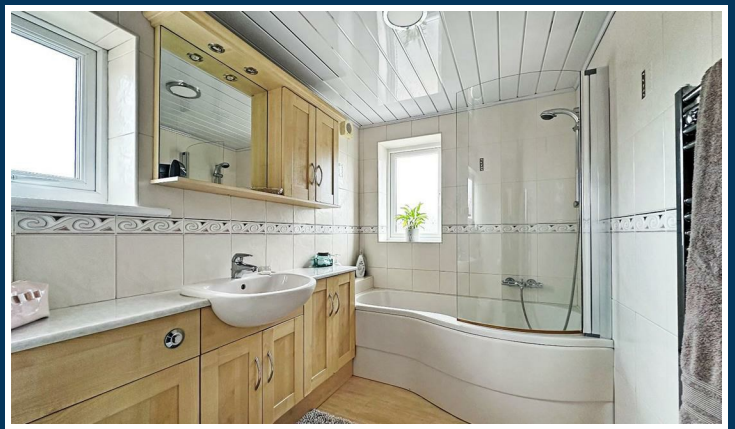
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TENURE

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. 52.0 SQ. METRES (559.6 SQ. FEET)



TOTAL AREA: APPROX. 88.2 SQ. METRES (949.0 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.4 SQ. FEET)



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