



53 CRANLEIGH DRIVE | SALE

OFFERS OVER £639,950

A well proportioned, recently extended and modernised detached family home in a sought after location. The accommodation briefly comprises; entrance hall, front sitting room, rear living room and dining room opening onto the stunning breakfast kitchen, cloakroom/WC, four bedrooms and two bathrooms. Off road parking to the front plus patio seating area with lawned gardens beyond to the rear. A fine family home and viewing is highly recommended.

POSTCODE: M33 3PN

DESCRIPTION

A well proportioned, extended and recently modernised detached family home in an ideal location approximately 1 mile from Sale town centre and also approximately 1 mile from Timperley village centre and with Brooklands Metrolink station providing a commuter service into Manchester. The property is also ideally located being within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a welcoming entrance hall which provides access onto all rooms including the downstairs cloakroom/WC. To the front of the property there is a bay fronted sitting room whilst to the rear there is a large and superb breakfast kitchen which opens into the dining area (with bi-fold doors to the patio and gardens) and the excellent living room. The ground floor accommodation is completed by the integral garage which can be accessed via the kitchen. To the first floor there are four well proportioned bedrooms (one en-suite) and the family bathroom/WC. The en-suite bathroom is fully plumbed and ready for any prospective purchaser to install a bathroom suite/facilities.

Outside to the front of the property the impressed concrete driveway provides off road parking. To the rear there is a patio seating area accessed via the dining area and with delightful lawned gardens beyond.

The property has been tastefully refurbished and extended in recent years, is very well presented and features the opportunity to complete the en-suite bathroom. An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door with opaque window adjacent. Spindle balustrade staircase to first floor. Radiator. Ceiling cornice. Laminate wood flooring. Radiator.

CLOAKROOM

With low level WC and corner wash hand basin with tiled splashback and fitted mirrored cabinet above. Extractor fan. Laminate wood flooring.

SITTING ROOM

13'9" x 13'1" (4.19 x 3.99)

With PVCu double glazed bay window to the front and two PVCu double glazed windows to the side elevation. Picture rail. Ceiling cornice. Radiator.

BREAKFAST KITCHEN

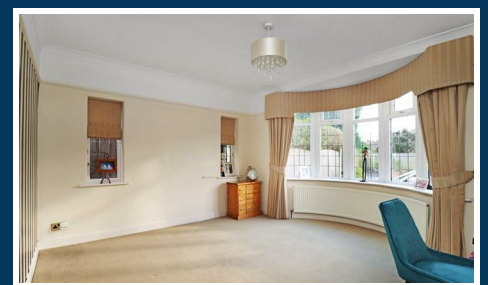
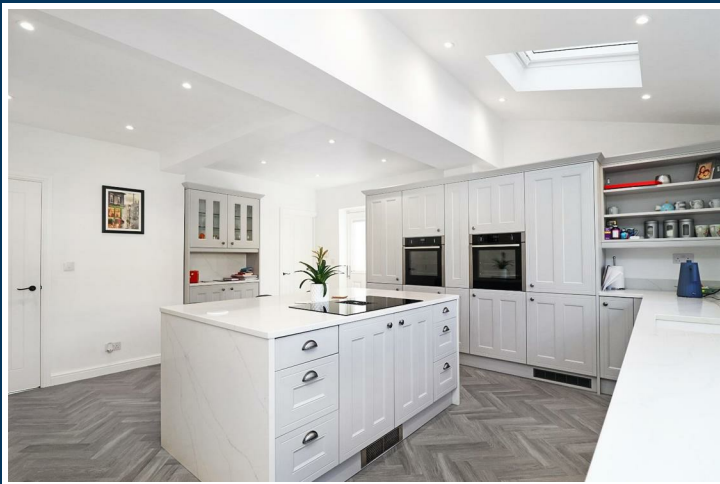
14'0" x 13'1" (4.27 x 3.99)

Fitted with a comprehensive range of grey wall and base units with quartz work surfaces over incorporating a white ceramic sink unit plus central island with inset four ring induction hob, breakfast bar and cupboards and drawers beneath. Integrated NEFF oven/grill. Integrated NEFF microwave. Integrated fridge freezer and dishwasher. Herringbone effect luxury vinyl flooring. Recessed low voltage lighting. PVCu double glazed door to the side. PVCu double glazed window to the rear. Two Velux windows to the rear. Traditional style radiator. Access to the garage.

DINING AREA

13'11" x 10'10" (4.24 x 3.30)

An impressive, bright and spacious area with three Velux windows and bi-folding doors opening onto the patio and gardens beyond. PVCu double glazed window to the side elevation. Herringbone effect luxury vinyl flooring. Recessed low voltage lighting. Traditional style radiator. Opening into:



LIVING ROOM

15'8" x 10'0" (4.78 x 3.05)

A superb sized living area approached via the entrance hall and dining area. Traditional style radiator.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

15'9" x 12'3" (4.80 x 3.73)

With fitted wardrobes. PVCu double glazed bay window to the front. Ceiling cornice. Radiator.

BEDROOM 2

13'3" x 10'6" (4.04 x 3.20)

PVCu double glazed bay window to the front. Traditional style radiator.

EN SUITE

Opaque PVCu double glazed window to the rear. The en-suite bathroom is fully plumbed and ready for any prospective purchaser to install a bathroom suite/facilities

BEDROOM 3

8'5" x 7'6" (2.57 x 2.29)

Fitted wardrobes and desk. PVCu double glazed bay window overlooking the rear gardens. Traditional style radiator.

BEDROOM 4

With PVCu double glazed window to the front. Fitted storage cupboard. Laminate wood flooring. Radiator.

BATHROOM

Fitted with a contemporary suite with chrome fittings comprising bath with shower over, vanity wash basin and WC. Part tiled walls. Tiled floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Traditional style radiator.

OUTSIDE

GARAGE

Light and power. Electric vehicle charging point. Plumbing for washing machine. Wall mounted combination gas central heating boiler. Radiator.

To the front of the property the impressed concrete driveway provides off road parking and access to the garage. To the rear there is a delightful patio seating area accessed via the dining area with delightful lawned gardens beyond with well stocked flowerbeds and fenced borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

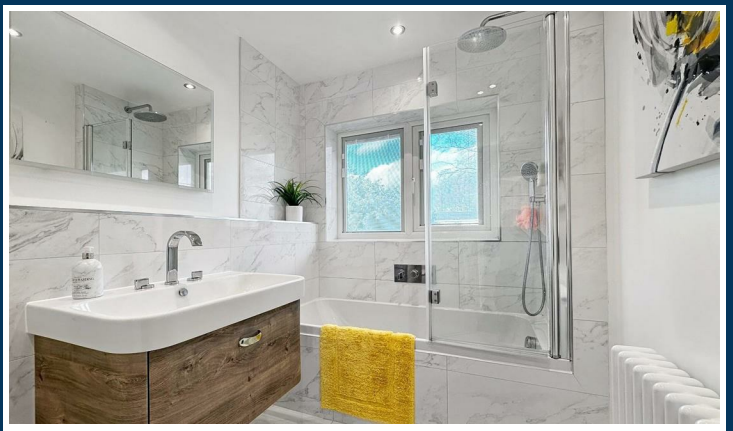
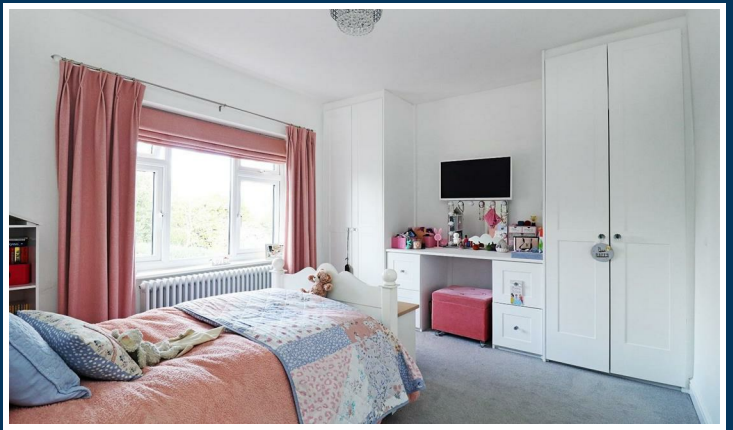
Manchester Band "D"

TENURE

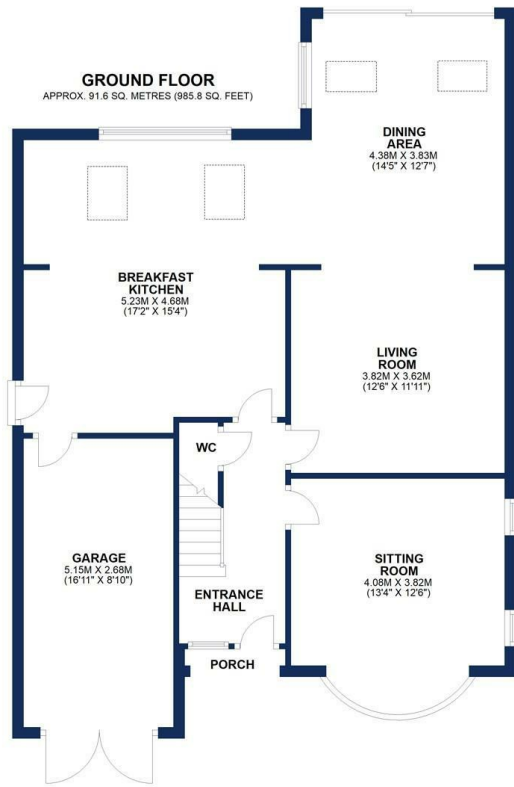
We are informed the property is held on a freehold basis and free from chief rent. This should be verified by your Solicitor.

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.



TOTAL AREA: APPROX. 150.1 SQ. METRES (1615.6 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