



17 FOXHALL ROAD | TIMPERLEY

OFFERS OVER £475,000

NO ONWARD CHAIN

An attractive semi detached family house positioned in a sought after location less than a mile from Timperley village and Altrincham town centre. The superbly presented accommodation comprises entrance hall, cloakroom/WC, dining room, sitting room with feature fireplace, conservatory with French windows to the paved rear terrace, fitted kitchen with integrated appliances, two double bedrooms with fitted furniture, generous single bedroom, fully tiled shower room and WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and paved rear gardens. Much further potential and an opportunity to remodel to individual taste.

POSTCODE: WA15 6RW

DESCRIPTION

This attractive semi detached family house is set well back from the tree lined carriageway and features partially rendered elevations beneath a tiled roof with the benefit of gas fired central heating and PVCu double glazing. Although obviously well cared for and available for immediate occupation, there is an opportunity to remodel to individual taste. In addition, neighbouring properties have increased the size of the living space and there is much further potential subject to obtaining the appropriate approval.

The location is ideal being well placed for the shopping centre of Timperley village with its range of individual shops and less than a mile to Altrincham town centre with its highly popular Market Hall that contains a variety of independent retailers and informal dining options. Navigation Road Metrolink railway station provides a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented throughout and approached beyond a wood grain effect composite front door. The spacious entrance hall with turned spindle balustrade staircase leads onto an elegant dining room which in turn opens onto a sitting room with the focal point of a revealed brick fireplace surround. Positioned toward the rear there is a naturally light conservatory with French windows opening onto the paved terrace which is ideal for entertaining during the summer months. The kitchen is fitted with matching units complemented by wood effect work surfaces and integrated appliances and overlooks the delightful rear gardens. Furthermore, there is a cloakroom/WC at ground floor level.

To the first floor there are two excellent double bedrooms with fitted furniture, generous single bedroom, fully tiled modern shower room and separate WC.

Externally the paved driveway provides off road parking and there is gated access to the side with detached garage and store room beyond. The gardens are paved for ease of maintenance with well stocked borders and a fence perimeter.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Wood grain effect composite front door with opaque double glazed inserts. Turned spindle balustrade staircase to the first floor. Coved cornice. Radiator.

CLOAKROOM/WC

Corner wall mounted wash basin and low-level WC. Opaque timber framed window to the front. Partially tiled walls. Laminate wood flooring.

SITTING/DINING ROOM

25'4" x 12' (7.72m x 3.66m)

Planned to incorporate:

DINING ROOM

PVCu double glazed oriel bow window to the front. Coved cornice. Radiator. Wide opening to:

SITTING ROOM

Revealed brick fireplace surround and hearth. Coved cornice. Radiator. Doubled glazed sliding window to:

CONSERVATORY

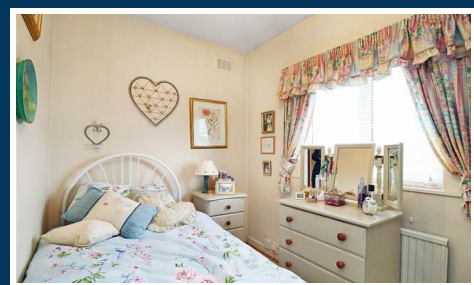
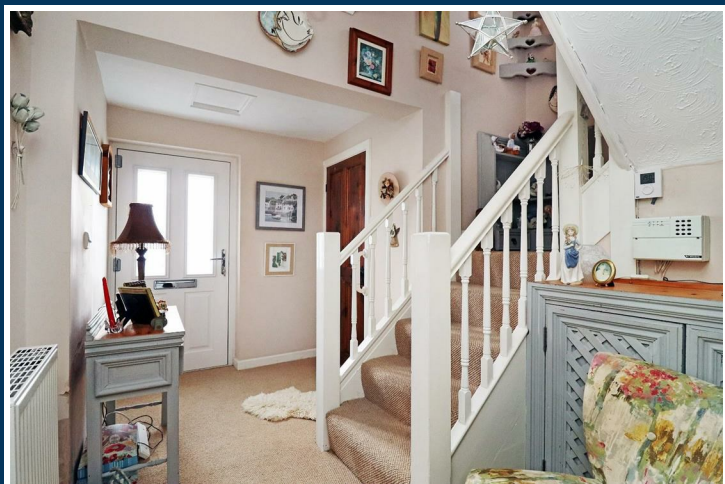
10' x 7'8" (3.05m x 2.34m)

Brick to the lower section, PVCu framed and double glazed beneath a translucent roof. French windows opening onto the block paved terrace. Tiled floor. Radiator.

KITCHEN

12'2" x 9'7" (3.71m x 2.92m)

Fitted with matching wall and base units beneath wood effect heat resistant work-surfaces and insert 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker with extractor/light above. Integrated appliances include a fridge and automatic washing machine. Concealed wall mounted gas central heating boiler. Glazed/panelled hardwood door to the side. Timber framed double glazed window to the rear. Tiled floor.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window and radiator at half landing level.

BEDROOM ONE

12'2" x 12' (3.71m x 3.66m)

Display shelves flanked by fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

12' x 11'1" (3.66m x 3.38m)

Fitted wardrobes containing hanging rails and shelving with cupboards above and matching dressing table. PVCu double glazed window to the front. Radiator.

BEDROOM THREE

9'1" x 6'3" (2.77m x 1.91m)

PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

SHOWER ROOM

6'9" x 5'6" (2.06m x 1.68m)

White/chrome wall mounted vanity wash basin with mixer tap. Wide tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Tiled walls and floor. Shaver point. Chrome heated towel rail.

WC

Low-level WC. Opaque PVCu double glazed window to the front. Partially tiled walls. Laminate wood flooring.

OUTSIDE

DETACHED GARAGE

Folding timber doors to the front. Up and over door at the rear. Light and power supplies.

STORAGE CUPBOARD

Shelving. Power supply. Cold water tap.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

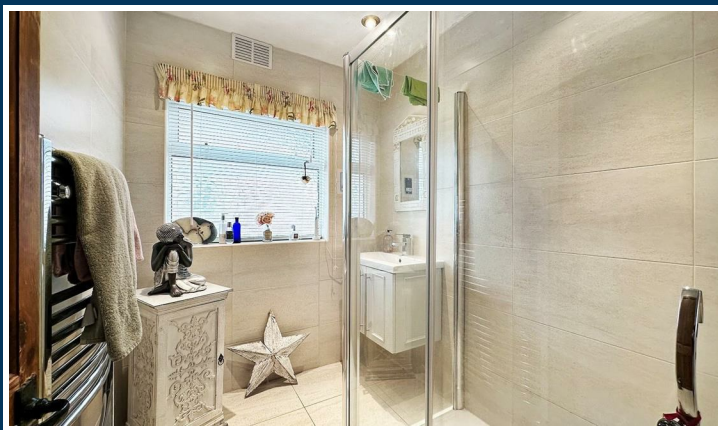
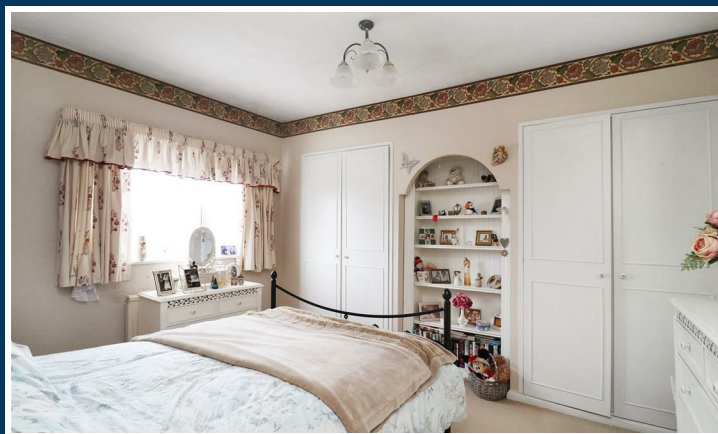
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

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. 99.3 SQ. METRES (1068.6 SQ. FEET)
Floorplans For Illustrative Purposes Only

GROUND FLOOR
APPROX. 56.0 SQ. METRES (602.6 SQ. FEET)



FIRST FLOOR
APPROX. 43.3 SQ. METRES (465.9 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