



## 48 DALE GROVE | TIMPERLEY

£425,000

An extended semi detached family home in a sought after location in need to some cosmetic updating but representing a great opportunity to re-model to individual taste. The accommodation briefly comprises entrance hall, front sitting room opening onto a separate dining room towards the rear plus extended dining kitchen and cloakroom/WC. To the first floor there are three bedrooms and family bathroom/WC. Off road parking to the front of the property whilst to the rear is a patio seating area with lawned gardens beyond. Ideally located and viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6JY

## DESCRIPTION

A traditional semi detached family home that has been extended towards the side and rear to provide superbly proportioned accommodation in need to some cosmetic improvement but representing a great opportunity to re-model to individual taste.

The property stands within mature gardens and incorporates a driveway to the front whilst to the rear is a patio seating area with lawned gardens beyond all enjoying a high degree of privacy. The location is ideal for schools being within the catchment area of highly regarded primary and secondary schools and within walking distance of Wellington School.

The accommodation is approached via a welcoming entrance hall which provides access onto the front sitting room whilst towards the rear is a separate dining room overlooking the garden. The ground floor accommodation is completed by the extended dining kitchen with doors to the front and rear and there is also the cloakroom/WC.

To the first floor there are three bedrooms serviced by the family bathroom/WC.

A fine family home with plenty of further potential and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Spindle balustrade staircase to first floor. Telephone point.

#### SITTING ROOM

**13'11" x 11'0" (4.24m x 3.35m)**

With PVCu double glazed window to the front. Radiator. Picture rail. Ceiling cornice.

#### DINING ROOM

**12'0" x 11'0" (3.66m x 3.35m)**

With PVCu double glazed window to the rear. Radiator. Picture rail. Ceiling cornice.

#### DINING KITCHEN

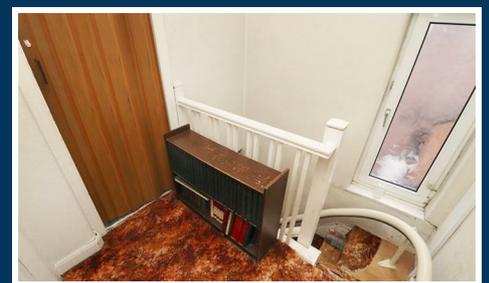
**16'10" x 13'1" (5.13m x 3.99m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. PVCu double glazed doors to the front and rear. PVCu double glazed window to the rear and velux windows to the side and rear. Fitted breakfast bar. Tiled splashback. Cupboard housing Ideal combination gas central heating boiler. Radiator.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side.



## BEDROOM 1

13'11" x 10'2" (4.24m x 3.10m)

With PVCu double glazed window to the front. Fitted wardrobes and dressing table. Picture rail.

## BEDROM 2

11'9" x 11'0" (3.58m x 3.35m)

With PVCu double glazed window to the rear. Fitted wardrobe. Picture rail. Radiator.

## BEDROOM 3

7'0" x 6'6" (2.13m x 1.98m)

With PVCu double glazed window to the front. Fitted wardrobe and shelving.

## BATHROOM

8'52 x 6'3" (2.44m x 1.91m)

Set up as a wetroom with shower area, WC and wash hand basin. Tiled walls. Extractor fan. Opaque PVCu double glazed window to the rear. Loft access hatch. Radiator.

## OUTSIDE

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

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

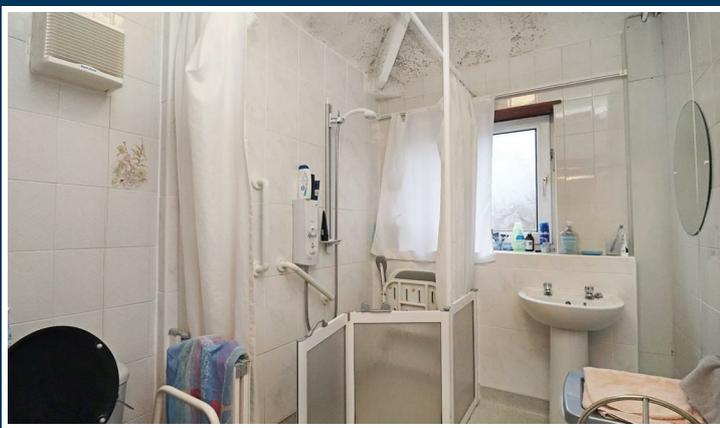
Band "C"

## TENURE

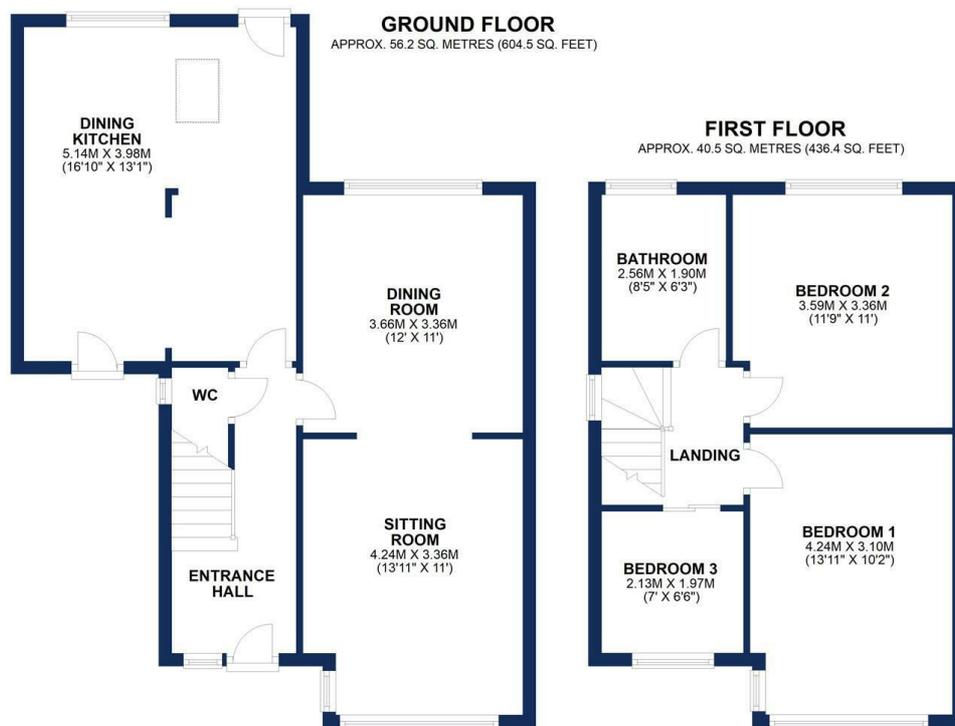
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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TOTAL AREA: APPROX. 96.7 SQ. METRES (1040.9 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