



## 2 WILLOW BANK, MOSS LANE | TIMPERLEY

OFFERS OVER £875,000

A well presented and superbly proportioned substantial semi detached family home with superb rear gardens and ideally located within walking distance of Wellington School and The Willows. The accommodation is arranged over 3 floors and approached via a welcoming entrance hall with double doors leading onto a family room to one side whilst to the other is a separate sitting room and towards the rear of the property is a dining room opening onto a secondary living room overlooking the rear gardens. To the lower ground floor there is an impressive L shaped dining kitchen with doors leading onto the rear gardens and an adjacent utility room and double bedroom with adjacent shower room/WC. Adjacent to the kitchen is a rear entrance vestibule and cloakroom/storage and access to the rear gardens and also the integral garage. To the first floor the master bedroom benefits from an en-suite shower room and views over towards school playing fields and the accommodation is completed by 2 further double bedrooms serviced by the family bathroom/WC. Off road parking within the driveway to the front and access to the garage whilst to the rear is a large patio seating area with extensive lawned gardens beyond which need to be seen to be appreciated. Viewing is highly recommended.



POSTCODE: WA15 6LG

## DESCRIPTION

This substantial semi detached period family home is typical of the era with rooms of generous size and tall ceilings and is well presented throughout with accommodation arranged over three floors.

The accommodation is approached via a welcoming entrance hall with double doors to one side leading onto a separate family room with dual aspect windows whilst to the other side is a separate sitting room with focal point of a period style fireplace and with timber framed sash window to the front. Towards the rear of the ground floor is a separate dining room leading onto a further living area with picture window overlooking the rear patio and gardens beyond. From the living room there are steps leading down to the lower ground floor where there is an impressive L shaped dining kitchen fitted with a comprehensive range of white units with granite work surfaces over and with the added benefit of an adjacent separate utility room. The lower ground floor accommodation is completed by the third bedroom with adjacent shower room/WC. Adjacent to the kitchen is a rear porch with cloakroom/storage and the porch also provides access to the rear gardens and the integral garage to the front.

To the first floor the master bedroom benefits from fitted wardrobes and an adjacent en-suite shower room/WC and with views towards school playing fields. There are two further double bedrooms serviced by the family bathroom/WC. Both bathrooms are fitted with contemporary white suites.

Externally to the front of the property double gates lead to the tarmac driveway providing off road parking and there is gated access towards the rear. To the rear and accessed via the dining kitchen is a large patio seating area with extensive lawned gardens beyond which need to be seen to be appreciated.

As previously mentioned the location is ideal being within easy reach of Timperley village centre and within walking distance of Wellington School and The Willows Primary School.

Viewing is essential to appreciate the proportions and standard of presentation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glass panelled leaded effect front door. Natural wood flooring. Ceiling cornice. Stairs to first floor. Radiator.

#### SITTING ROOM

12'4" x 12'1" (3.76m x 3.68m)

With a focal point of a period style fireplace with granite hearth. Timber framed double glazed sash window to the front. Radiator. Ceiling cornice. Natural wood flooring. Television aerial point.

#### FAMILY ROOM

17'10" x 8'6" (5.44m x 2.59m)

Accessed via double doors from the hallway and with timber framed double glazed sash window to the front and leaded effect timber framed double glazed window to the rear. Ceiling cornice. Two radiators. Recessed low voltage lighting.

#### DINING ROOM

13'4" x 11'9" (4.06m x 3.58m)

With a focal point of a period style fireplace with decorative tiled insert and granite hearth. Natural wood flooring. Fitted storage cupboard. Ceiling cornice. Radiator. Opening to:

#### LIVING ROOM

16'5" x 10'2" (5.00m x 3.10m)

Ample space for living suite. Leaded effect timber framed double glazed picture windows to the side and rear overlooking the rear garden. Television aerial point. Radiator. Access to:

### LOWER GROUND FLOOR

#### DINING KITCHEN

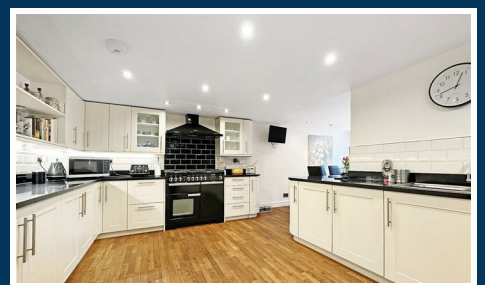
22'4" x 16'5" (6.81m x 5.00m)

Fitted with a comprehensive range of cream wall and base units with granite work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven and American style fridge freezer. Integrated dishwasher. Extractor hood. Tiled splashback. Natural wood flooring. Ample space for dining suite. Recessed low voltage lighting. PVCu double glazed double doors provide access to the rear patio with gardens beyond. Underfloor heating. Understairs storage cupboard.

#### UTILITY

9'8" x 7'10" (2.95m x 2.39m)

With a continuation of units and work surface from the kitchen and with work surfaces incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Leaded effect timber framed double glazed window to the rear. Tiled splashback. Natural wood flooring.





### BEDROOM 3

12'3" x 11'9" (3.73m x 3.58m)

Timber framed double glazed window to the front. Radiator. Natural wood flooring.

### SHOWER ROOM

With a suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail.

### REAR ENTRANCE VESTIBULE

Glass panelled door to the rear garden. Access to adjacent cloakroom/boot room with leaded effect timber framed double glazed window to the rear. The rear entrance vestibule also provides access to the integral garage.

### FIRST FLOOR

#### LANDING

Leaded effect timber framed window to the side. Radiator. Loft access hatch with pull down ladder to boarded loft space. Ceiling cornice.

#### BEDROOM 1

15'6" x 12'1" (4.72m x 3.68m)

With two timber framed sash style double glazed windows to the front overlooking the school playing fields. Two radiators. Fitted wardrobes. Recessed low voltage lighting. Ceiling cornice. Television aerial point.

#### EN-SUITE

8'5" x 7'4" (2.57m x 2.24m)

With a contemporary suite comprising shower enclosure, WC and wash hand basin. Tiled walls and floor. Timber framed double glazed sash style window to the front. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

#### BEDROOM 2

11'10" x 11'0" (3.61m x 3.35m)

With leaded effect timber framed double glazed window to the rear. Radiator. Ceiling cornice.

#### BEDROOM 4

10'2" x 8'0" (3.10m x 2.44m)

With leaded effect timber framed double glazed window overlooking the rear garden. Radiator.

#### BATHROOM

9'11" x 8'7" (3.02m x 2.62m)

Fitted with a contemporary white suite with chrome fittings comprising period style roll top claw foot bath with mixer shower, tiled shower enclosure, WC and wash hand basin. Leaded effect timber framed double glazed window to the rear. Tiled floor. Half tiled walls. Airing cupboard housing hot water cylinder. Recessed low voltage lighting. Radiator.

#### OUTSIDE

To the front of the property double gates lead onto the tarmac driveway providing off road parking, EV charging point and access to:

#### INTEGRAL GARAGE

18'9" x 8'6" (5.72m x 2.59m)

With remote up and over door. Light, power and water feed. Wall mounted gas central heating boiler.

To the rear of the property is a large patio seating area accessed via the dining kitchen with extensive lawned gardens beyond which need to be seen to be appreciated and also house a large storing unit.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### COUNCIL TAX

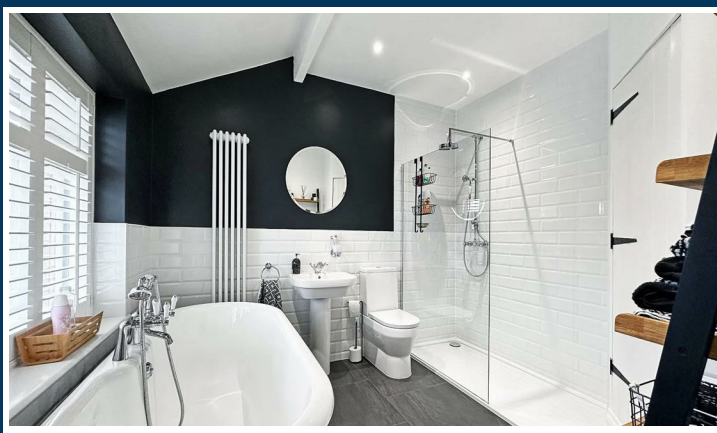
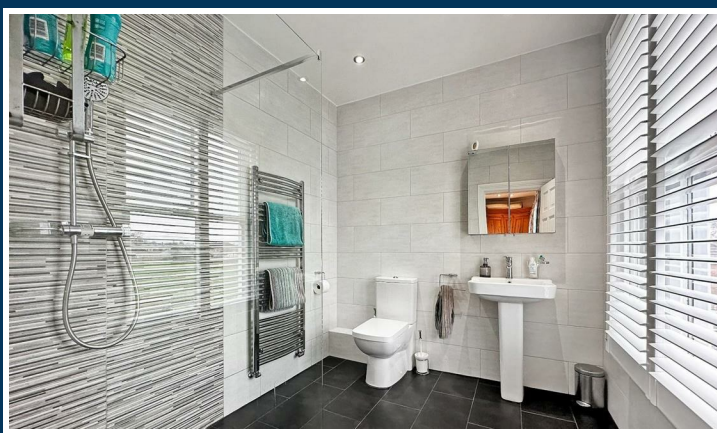
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#### TENURE

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

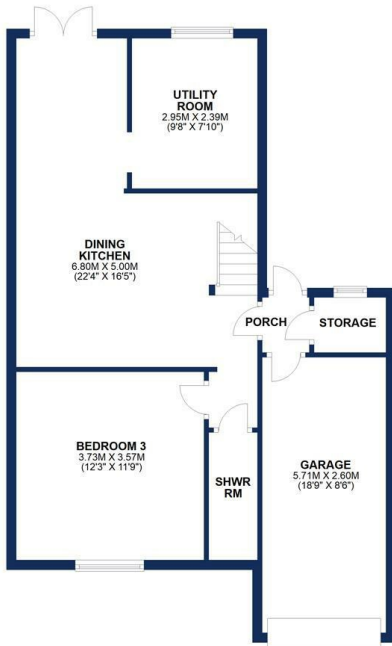
#### NOTE

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

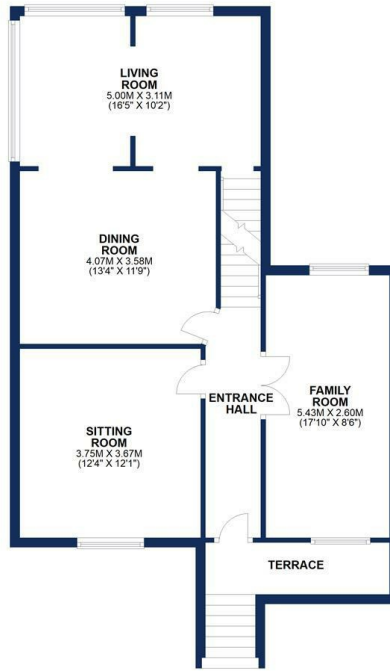


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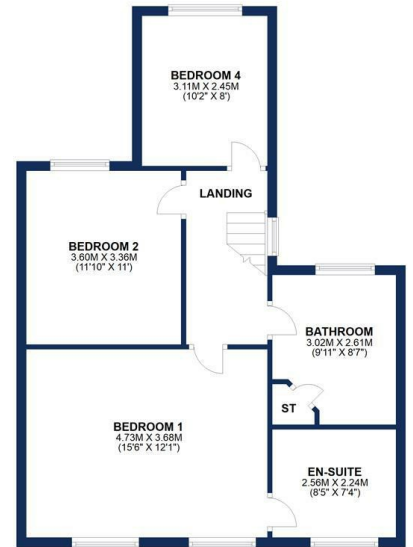
**LOWER GROUND FLOOR**  
APPROX. 72.3 SQ. METRES (778.3 SQ. FEET)



**GROUND FLOOR**  
APPROX. 74.4 SQ. METRES (800.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 60.8 SQ. METRES (653.9 SQ. FEET)



TOTAL AREA: APPROX. 207.4 SQ. METRES (2232.9 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