



## 6 FAIRLIE DRIVE | TIMPERLEY

OFFERS OVER £350,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned property in an ideal location with gardens benefitting from views over school playing fields. The accommodation briefly comprises entrance hall with cloaks area, fitted breakfast kitchen, full width open plan sitting/dining room opening onto the rear gardens, ground floor WC, three excellent bedrooms and family bathroom/WC. Off road parking within the driveway and integral garage. Delightful gardens to the rear paved for easy maintenance and enjoy a high degree of privacy. Viewing is highly recommended.



POSTCODE: WA15 6EL

## DESCRIPTION

A superbly proportioned and well presented family home ideally located being well placed for shopping within the market town of Altrincham and Timperley village and the Metrolink railway station provides a commuter service into Manchester. The property is also within walking distance of Heyes Lane Primary School and lies within the catchment area of highly regarded secondary schools.

The accommodation is approached via an enclosed porch which leads onto a large entrance hall with cloaks area and access to an understairs storage cupboard and separate WC. There is also access to the integral garage. Towards the front of the property is a breakfast kitchen fitted with a comprehensive range of wall and base units whilst to the rear is a full width sitting/dining room with sliding doors providing access onto the rear garden. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

To the front of the property the drive provides off road parking and access to the garage whilst to the rear the gardens are paved for easy maintenance with well stocked flowerbeds and views towards school playing fields.

A superb property in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door with matching side screen.

#### ENTRANCE HALL

With glass panelled front door. Two radiators. Stairs to first floor. Cloaks cupboard leading to understairs storage cupboard. Skylight. Telephone point.

#### WC

5'6" x 5'3" (1.68m x 1.60m)

Vanity wash basin and WC. Tiled splashback. Extractor fan.

#### KITCHEN

10'6" x 8'8" (3.20m x 2.64m)

Fitted with a comprehensive range of light wood wall and base units with work surfaced over incorporating sink unit with drainer and breakfast bar. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated fridge and dishwasher. Plumbing for washing machine. Tiled splashback. PVCu double glazed window to the front.

#### SITTING/DINING ROOM

19'4" x 12'0" (5.89m x 3.66m)

Running the full width of the property and with ample space for living and dining suites. PVCu double glazed window to the rear. PVCu double glazed sliding doors provide access to the rear gardens. Laminate flooring. Two radiators. Ceiling cornice.



## FIRST FLOOR

### LANDING

Loft access hatch.

### BEDROOM 1

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

PVCu double glazed window to the rear. Fitted wardrobes, dressing table and matching bedside cabinets. Radiator.

### BEDROOM 2

10'7" x 9'0" (3.23m x 2.74m)

With PVCu double glazed window to the rear. Fitted wardrobes.

### BEDROOM 3

8'9" x 8'8" (2.67m x 2.64m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

10'6" x 5'8" (3.20m x 1.73m)

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Part tiled walls. Heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Cupboard housing combination gas central heating boiler.

### OUTSIDE

#### INTEGRAL GARAGE

16'6" x 9'0" (5.03m x 2.74m)

With up and over door to the front. Door to the hallway. Opaque PVCu double glazed window to the side. Light and power.

To the front of the property the flagged drive provides off road parking and there is access to the side. To the rear the gardens are paved for easy maintenance and with well stocked flowerbeds and views towards school playing fields beyond.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

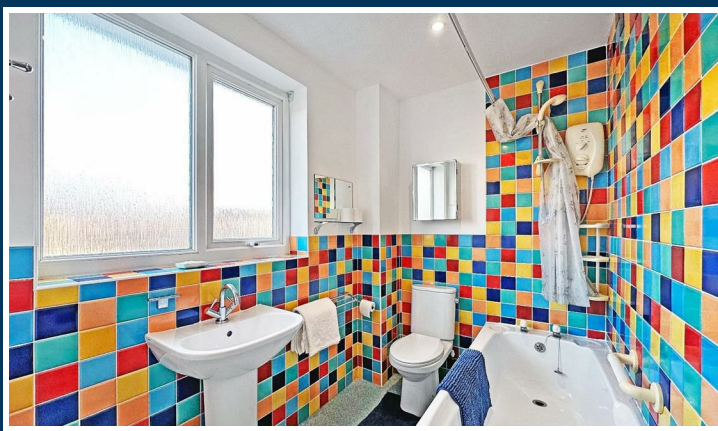
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### TENURE

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.

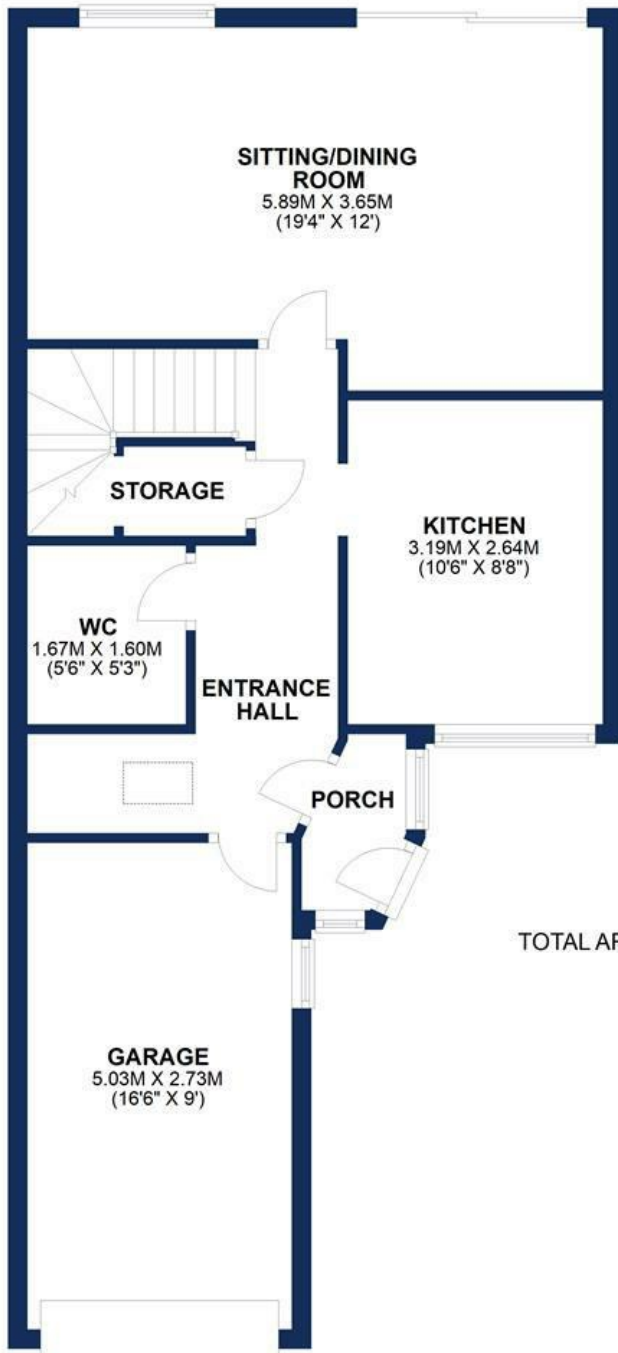


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## GROUND FLOOR

APPROX. 62.0 SQ. METRES (667.4 SQ. FEET)



## FIRST FLOOR

APPROX. 42.8 SQ. METRES (460.6 SQ. FEET)



TOTAL AREA: APPROX. 104.8 SQ. METRES (1128.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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