



## 27 BRADLEY CLOSE | TIMPERLEY

£425,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and extended semi detached family home in a sought after cul de sac location with further potential. The accommodation briefly comprises recessed porch, entrance hall, front sitting room with doors leading onto the dining room at the rear with door leading onto the rear garden, fitted kitchen, integral garage with cloakroom/WC, five bedrooms to the first floor serviced by the family bathroom with separate WC. Off road parking within the driveway with delightful westerly facing gardens at the rear. Viewing is highly recommended.



POSTCODE: WA15 6SH

## DESCRIPTION

This superbly proportioned semi detached family home has been extended over the years but still offers further potential.

The accommodation is approached via a recessed porch leading onto the welcoming entrance hall. Towards the front of the property is a large sitting room with bi folding doors leading onto a dining room at the rear. From the dining room there is a door leading onto the westerly facing rear gardens. The ground floor accommodation is completed by the kitchen fitted with a range of units and with access to the integral garage. The garage has doors to the front and rear and also access to a cloakroom/WC. To the first floor the extension has provided four double bedrooms plus a fifth single room all serviced by the bathroom with separate WC.

Externally there is off road parking within the driveway whilst to the rear the gardens are laid mainly to lawn and benefit from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of Navigation Road Metrolink station which provides a commuter service into Manchester and there are also local shops at the bottom on Deansgate Lane. The more comprehensive shopping centre of Altrincham is a short distance away and Timperley village centre is also within easy reach. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the proportions and potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Tiled floor.

#### ENTRANCE HALL

PVCu double glazed front door. Stairs to first floor. Ceiling cornice. Radiator. Telephone point.

#### SITTING ROOM

**15'1" x 11'8" (4.60m x 3.56m)**

With PVCu double glazed bay window to the front. Focal point of an electric fireplace. Ceiling cornice. Doors to:

#### DINING ROOM

**10'0" x 9'0" (3.05m x 2.74m)**

With PVCu double glazed door to the rear. Radiator. Ceiling cornice.

#### KITCHEN

**11'3" x 8'3" (3.43m x 2.51m)**

Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for cooker and fridge. PVCu double glazed window to the rear. Wall mounted combination gas central heating boiler. Understairs storage cupboard. Tiled splashback. The kitchen also has access to the integral garage.

### FIRST FLOOR

#### LANDING

Loft access hatch. Ceiling cornice.



### BEDROOM 1

12'11" x 10'9" (3.94m x 3.28m)

PVCu double glazed bay window to the front. Fitted wardrobes and overhead cupboard. Radiator.

### BEDROOM 2

12'2" x 10'9" (3.71m x 3.28m)

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

### BEDROOM 3

12'10" x 8'0" (3.91m x 2.44m)

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

### BEDROOM 4

10'10" x 8'0" (3.30m x 2.44m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 5

6'8" x 6'4" (2.03m x 1.93m)

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

### BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

With suite comprising panelled bath, tiled shower cubicle and vanity wash basin. Tiled walls. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

### WC

With WC. Half tiled walls. Extractor fan.

### OUTSIDE

#### INTEGRAL GARAGE

20'3" x 8'0" (6.17m x 2.44m)

With up and over door to the front. PVCu double glazed door provides access to the rear gardens. Light, power and water feed. Access to a cloakroom/WC.

To the front of the property the drive provides off road parking whilst to the rear the gardens are laid mainly to lawn and benefit from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

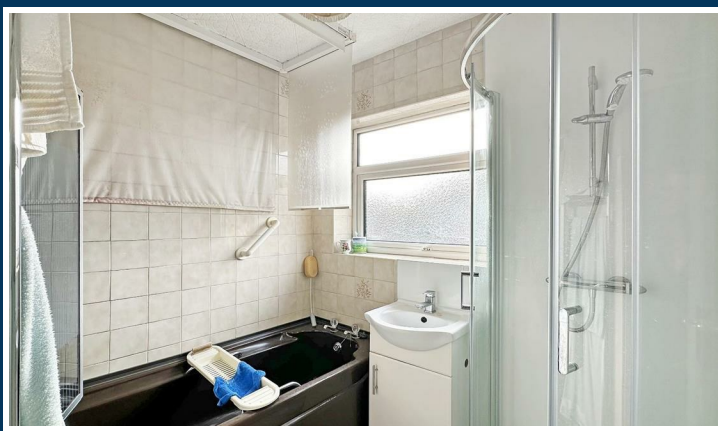
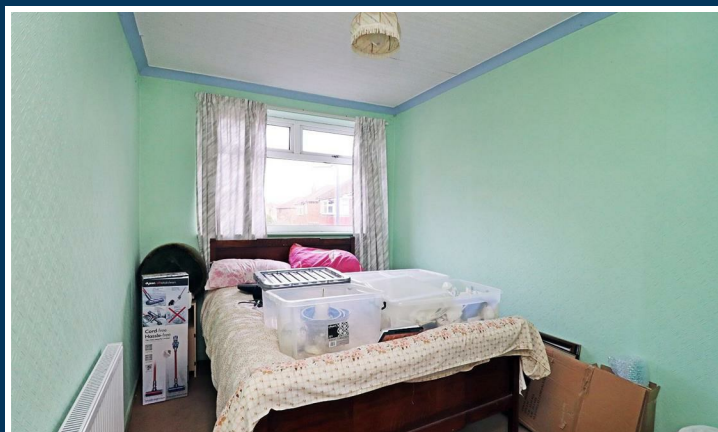
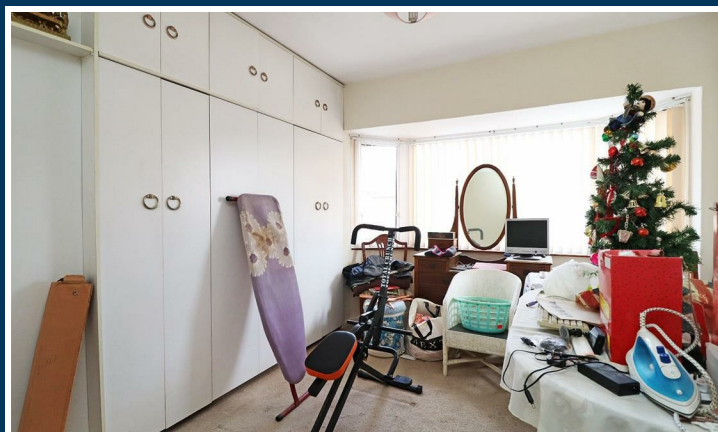
Band "D"

### 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.

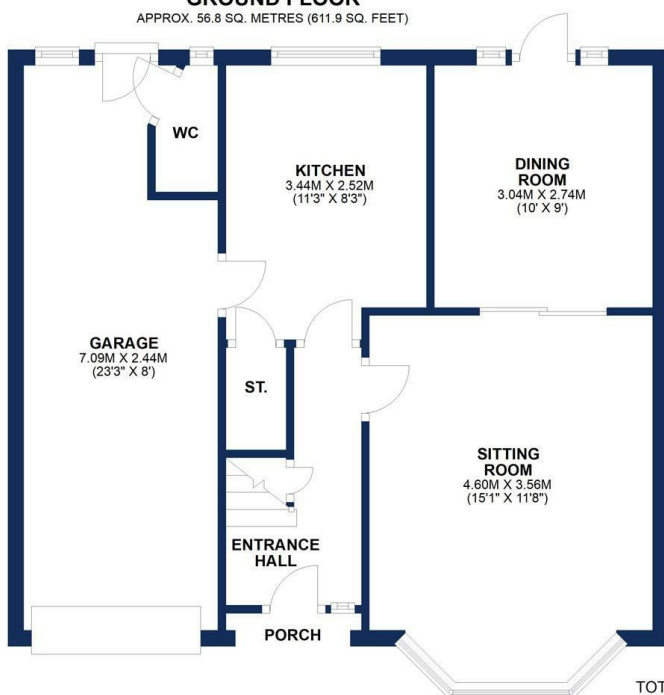


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.



### GROUND FLOOR

APPROX. 56.8 SQ. METRES (611.9 SQ. FEET)



### FIRST FLOOR

APPROX. 56.4 SQ. METRES (607.4 SQ. FEET)



TOTAL AREA: APPROX. 113.3 SQ. METRES (1219.3 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