



20 GREENHILL ROAD | TIMPERLEY

OFFERS IN THE REGION OF £600,000

\*\*\*NO ONWARD CHAIN\*\*\* A beautifully maintained and presented detached family home within walking distance of Timperley village centre and presenting any prospective purchaser the opportunity to remodel and extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, sitting room with inglenook, separate dining room opening onto a rear conservatory with gardens beyond, fitted kitchen with adjacent rear porch leading to the cloakroom/WC and the integral garage. three excellent bedrooms serviced by the bathroom with separate WC. Ample off road parking within the driveway with adjacent lawned gardens to the front whilst to the rear the gardens are laid mainly to lawn and benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 7BQ

## DESCRIPTION

A superbly proportioned and well presented detached family home within walking distance of Timperley village centre and adjacent to Timperley Green.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. To the front of the property is a separate sitting room with attractive inglenook housing the living flame gas fire with marble effect insert and hearth and flanked by opaque leaded windows. Towards the rear is a separate dining room opening onto the conservatory which in turn leads onto the westerly facing gardens. Also towards the rear of the property is a fitted kitchen. Off the kitchen is a rear porch with access to the cloakroom/WC and integral garage and with door to the side. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the drive provides off road parking and is flanked by lawned gardens. Towards the rear the patio seating area has delightful lawned gardens beyond with well stocked flowerbeds and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb property in an ideal location and with much further potential. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door with side screen.

#### ENTRANCE HALL

Glass panelled front door. Picture rail. Under stairs storage cupboard. Radiator.

#### SITTING ROOM

14'10 x 13'10 (4.52m x 4.22m)

With a focal point of an attractive inglenook with opaque leaded windows and housing a living flame gas fire with marble insert and hearth. Bay window to the front. Radiator. Picture rail. Television aerial point.

#### DINING ROOM

11'3 x 10'4 (3.43m x 3.15m)

Ceiling cornice. Radiator. Serving hatch. Parquet style flooring. Glass panelled door to:

#### CONSERVATORY

11'7 x 7'0 (3.53m x 2.13m)

With door to the garden. Radiator.

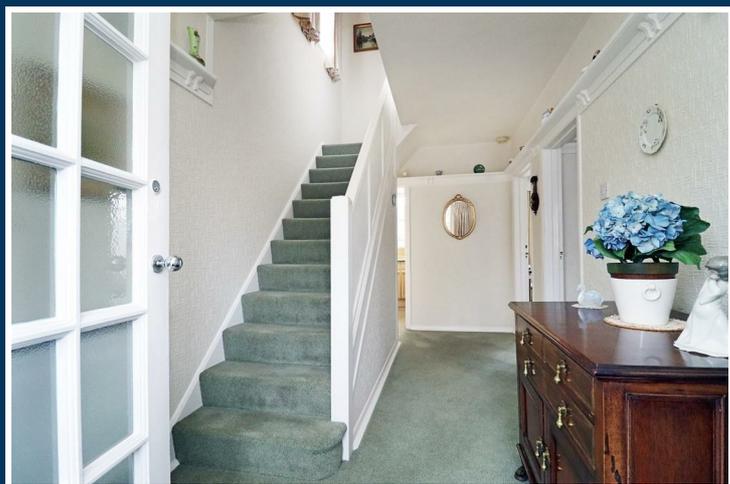
#### KITCHEN

12'5 x 7'9 (3.78m x 2.36m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker and fridge and plumbing for washing machine. Central heating boiler. Tiled splashback. PVCu double glazed window to the rear. Extractor fan.

#### REAR PORCH

PVCu double glazed door to the side. Light and power. Access to the garage and:



## CLOAKROOM

With WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled splashback.

## FIRST FLOOR

### LANDING

Opaque window to the side. Loft access hatch.

### BEDROOM 1

14'10 x 11'2 (4.52m x 3.40m)

Bay window to the front. Radiator. Ceiling cornice.

### BEDROOM 2

11'1 x 10'3 (3.38m x 3.12m)

Window to the rear overlooking the garden. Radiator.

### BEDROOM 3

7'10 x 7'6 (2.39m x 2.29m)

Window to the front. Radiator. Fitted storage cupboard.

### BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower and pedestal wash hand basin. Heated towel rail. Opaque window to the side. Airing cupboard housing hot water cylinder. Tiled walls.

### SEPARATE WC

With WC and half tiled walls. Opaque PVCu double glazed window to the rear.

## OUTSIDE

### INTEGRAL GARAGE

18'5 x 8'8 (5.61m x 2.64m)

Double doors to the front. Light and power. Door to the rear porch.

To the front of the property the drive provides off road parking and is flanked by lawned gardens with access to the side. To the rear is a patio seating area with superb lawns beyond with well stocked flowerbed and fence borders all benefitting 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 "E"

## TENURE

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

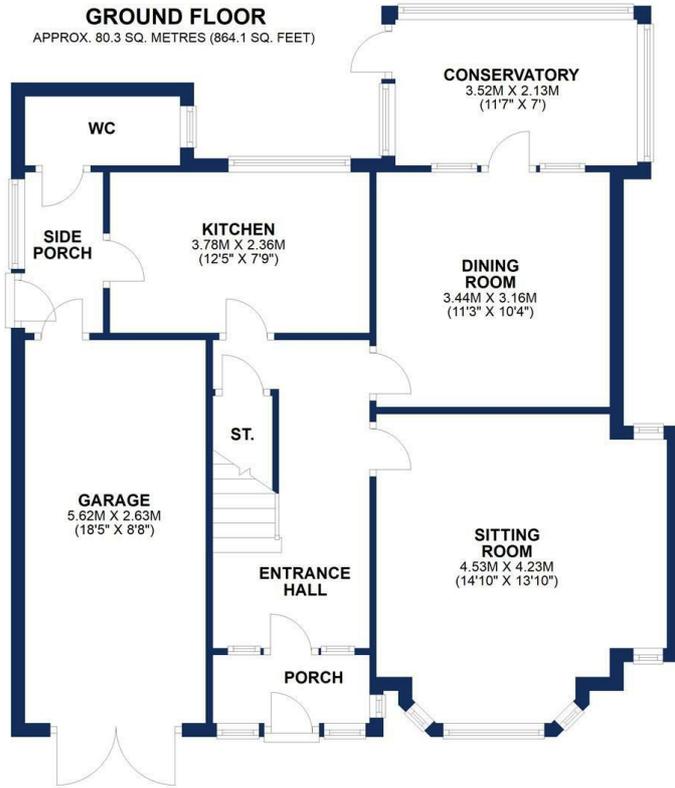
## NOTE

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. 80.3 SQ. METRES (864.1 SQ. FEET)



TOTAL AREA: APPROX. 123.0 SQ. METRES (1324.4 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**FIRST FLOOR**  
APPROX. 42.8 SQ. METRES (460.4 SQ. FEET)



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