



203 STOCKPORT ROAD | TIMPERLEY

£450,000

An attractive bay fronted semi detached family house occupying a superb corner plot approximately 800 yards from Timperley village and less than a mile from Altrincham town centre. The well presented accommodation briefly comprises covered porch, wide entrance hall, full depth sitting room with French windows to the rear terrace, dining room with sliding windows to the gardens, fitted Shaker style kitchen, three double bedrooms, excellent single bedroom, bathroom and WC. Gas fired central heating and PVCu double glazing. Parking within the wide paved driveway. Detached garage. Landscaped grounds.

POSTCODE: WA15 7SW

## DESCRIPTION

This traditional bay fronted semi-detached house features attractive partially rendered elevations beneath a tiled roof and benefits from a well planned loft conversion constructed in brick creating a generously proportioned family home occupying a superb corner plot.

The position is highly sought after with the village of Timperley approximately 800 yards distance whilst the comprehensive shopping centre of Altrincham is a less than a mile to the west. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

Approached beyond a covered porch with composite front door the wide entrance hall provides access to each of the reception rooms. The full depth sitting room is over 25' in length with French windows opening onto the paved rear terrace which is ideal for entertaining during the summer months. The adjacent dining room also opens onto the gardens though sliding windows and leads onto the adjoining kitchen fitted with Shaker style units complemented by granite effect work surfaces.

At first floor level there are three excellent bedrooms, bathroom and separate WC. To the second floor there is an additional double bedroom with commanding views towards the West Pennines.

Gas fired central heating has been installed together with PVCu double glazing.

The landscaped front gardens are laid mainly to lawn and carefully designed incorporating a variety of mature trees all of which combines to create a charming approach. To the side there are well stocked flower beds and the rear gardens are paved for ease of maintenance. In addition there is a detached garage and gated access to the wide driveway.

## ACCOMMODATION

### GROUND FLOOR: COVERED PORCH

Wood grain effect composite front door.

### ENTRANCE HALL

10'8" x 8'5" (3.25m x 2.57m)

Panelled staircase to the first floor. Under-stair storage cupboard housing the wall mounted gas central heating boiler and with opaque timber framed window to the side. Opaque PVCu double glazed window to the front. Coved cornice. Radiator.

### SITTING ROOM

25'3" x 11'4" (7.70m x 3.45m)

PVCu double glazed bay window to the front. PVCu double glazed French windows to the paved rear terrace. Coved cornice. Two radiators.

### DINING ROOM

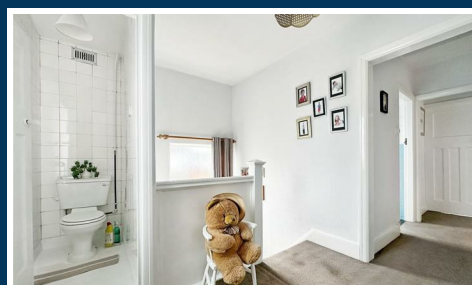
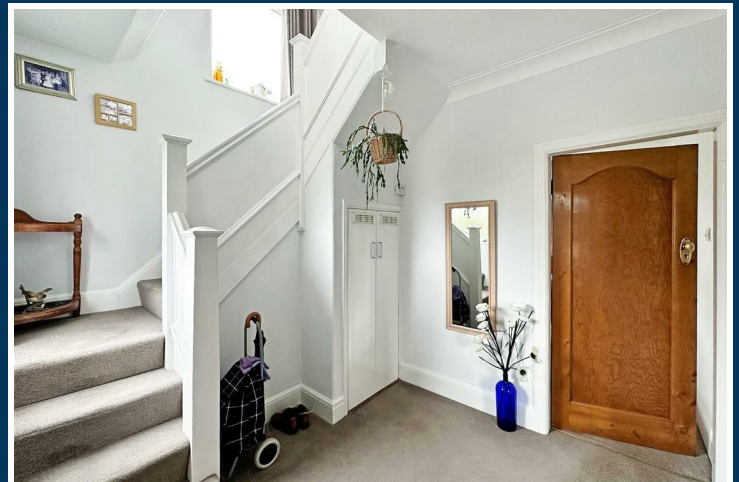
13'11" x 10'6" (4.24m x 3.20m)

PVCu double glazed sliding windows to the side gardens. Radiator.

### KITCHEN

10'4" x 9'11" (3.15m x 3.02m)

Fitted with white Shaker style wall and base units beneath granite effect heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Space for a cooker and fridge/freezer. Recess for an automatic washing machine. Hardwood panelled door to the rear gardens. PVCu double glazed windows to the side and rear. Tile effect flooring. Recessed low-voltage lighting. Extractor fan. Radiator.



## FIRST FLOOR: LANDING

Opaque PVCu double glazed window at half landing level. Panelled balustrade. Opaque PVCu double glazed window to the front.

## BEDROOM ONE

14'3" x 11'4" (4.34m x 3.45m)

Built-in wardrobes containing hanging rails with cupboards above. PVCu double glazed bay window to the front. Picture rail. Radiator.

## BEDROOM TWO

11'4" x 10'10" (3.45m x 3.30m)

PVCu double glazed window to the rear. Picture rail. Radiator.

## BEDROOM THREE

11'4" x 8'1" (3.45m x 2.46m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

## BATHROOM

7'6" x 5'10" (2.29m x 1.78m)

White/chrome panelled bath with thermostatic shower above and pedestal wash basin. Opaque PVCu double glazed window to the side. Tiled walls. Tile effect flooring. Radiator/chrome heated towel rail.

## WC

White/chrome low-level WC. Opaque PVCu double glazed window to the front. Tiled walls. Wood flooring.

## SECOND FLOOR

### BEDROOM FOUR

11' x 10'7" (3.35m x 3.23m)

Access to eaves storage. Spindle balustrade. PVCu double glazed window to the rear. Radiator.

## OUTSIDE

### DETACHED GARAGE

Up and over door. Timber door to the rear garden. Two timber framed windows.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

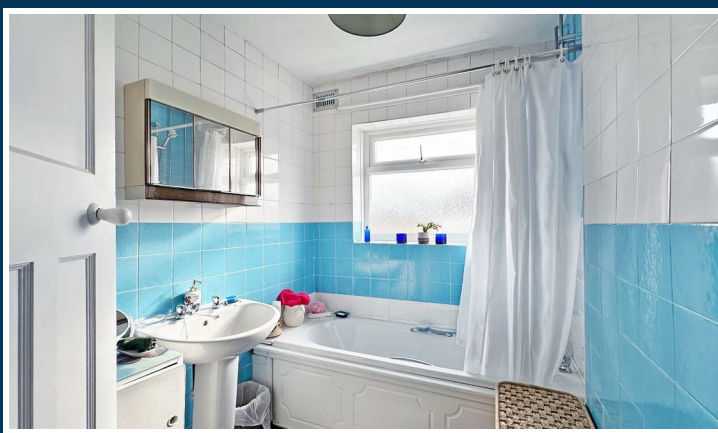
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D

## NOTE

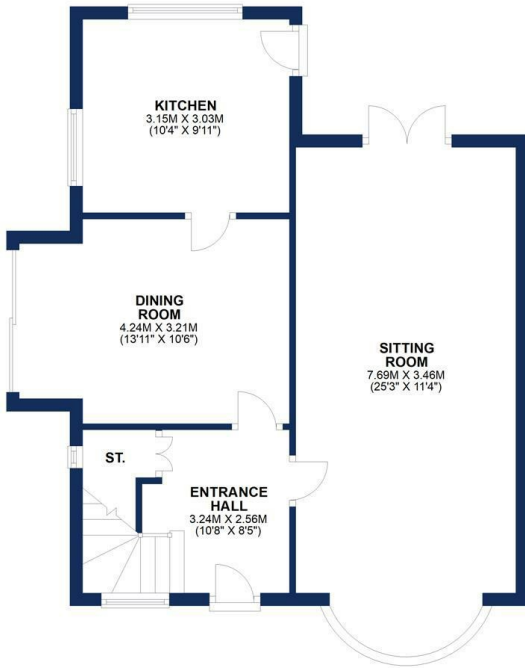
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 57.0 SQ. METRES (613.4 SQ. FEET)



### FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.4 SQ. FEET)



### SECOND FLOOR

APPROX. 10.4 SQ. METRES (112.1 SQ. FEET)



TOTAL AREA: APPROX. 119.1 SQ. METRES (1281.9 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