



70 BOWNESS ROAD | TIMPERLEY

OFFERS OVER £315,000

A superbly proportioned semi detached home occupying an enviable corner plot which needs to be seen to be appreciated. The accommodation briefly comprises entrance vestibule, spacious sitting room, full width dining kitchen with access to the rear gardens, two double bedrooms and bathroom/WC. Driveway provides off road parking and is flanked by lawned gardens and gated access then leads to the garage towards the rear. To the rear the gardens incorporate paved and gravelled seating areas with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 7YB

DESCRIPTION

Bowness Road contains houses of similar age and design, well set back from the grass verge lined carriageway and standing within mature gardens all of which combine to create an attractive setting. Positioned in a popular residential location and ideally placed for all amenities including access to the surrounding network of motorways. There are local shops available in Timperley village and Altrincham town centre offers a range of informal dining options with the highly acclaimed market house. The property also has excellent connectivity to public footpaths and green spaces within minutes walking distance.

The accommodation is well proportioned throughout and approached beyond a private entrance vestibule. The spacious sitting room overlooks the gardens to the front and leads onto a full width dining kitchen with doors leading onto the rear gardens. At first floor level there are two excellent double bedrooms and bathroom/WC.

Gas fired central heating is installed together with double glazing throughout. The paved driveway allows off road parking and gates provide access to the detached garage towards the rear. The driveway is flanked by lawned gardens and to the rear are gravelled and paved seating areas with superb lawned gardens beyond.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door. Opaque side screen. Laminate flooring.

SITTING ROOM

17'10" x 12'3" (5.44m x 3.73m)

PVCu double glazed window to the front. Focal point of a living flame gas fire with marble effect insert and hearth. Laminate flooring. Stairs to first floor. Radiator. Television aerial point. Telephone point. Dado rail.

DINING KITCHEN

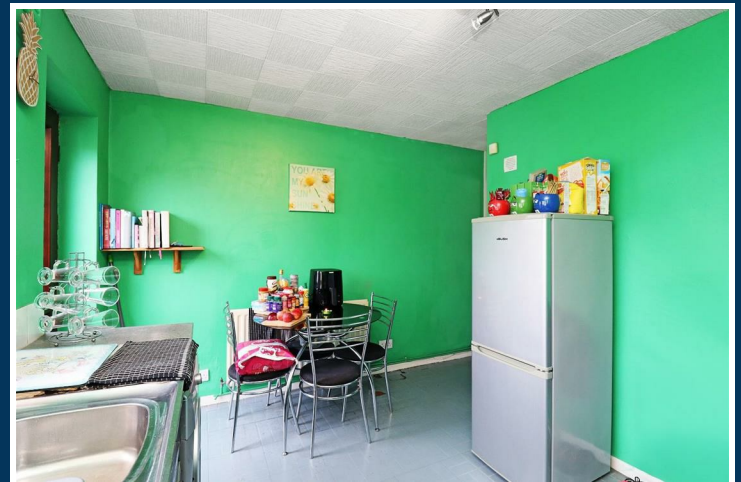
12'3" x 11'6" (3.73m x 3.51m)

Running the full width of the property and fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. Space for table and chairs. Radiator. PVCu double glazed window to the rear. PVCu double glazed door provides access to the rear garden. Wall mounted Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

Loft access hatch. Dado rail.



BEDROOM 1

12'3" x 9'1" (3.73m x 2.77m)

PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 2

12'3" x 8'10" (3.73m x 2.69m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

9'0" x 5'4" (2.74m x 1.63m)

Fitted with a suite comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Radiator. Airing cupboard. Half tiled walls. Extractor fan.

OUTSIDE

To the front of the property the flagged drive provides off road parking and is flanked by lawned gardens. The driveway continues to the side and then gated access leads to the rear to the detached garage. To the side and rear the gardens incorporate flagged and gravelled seating areas with delightful lawns beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

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

NOTE

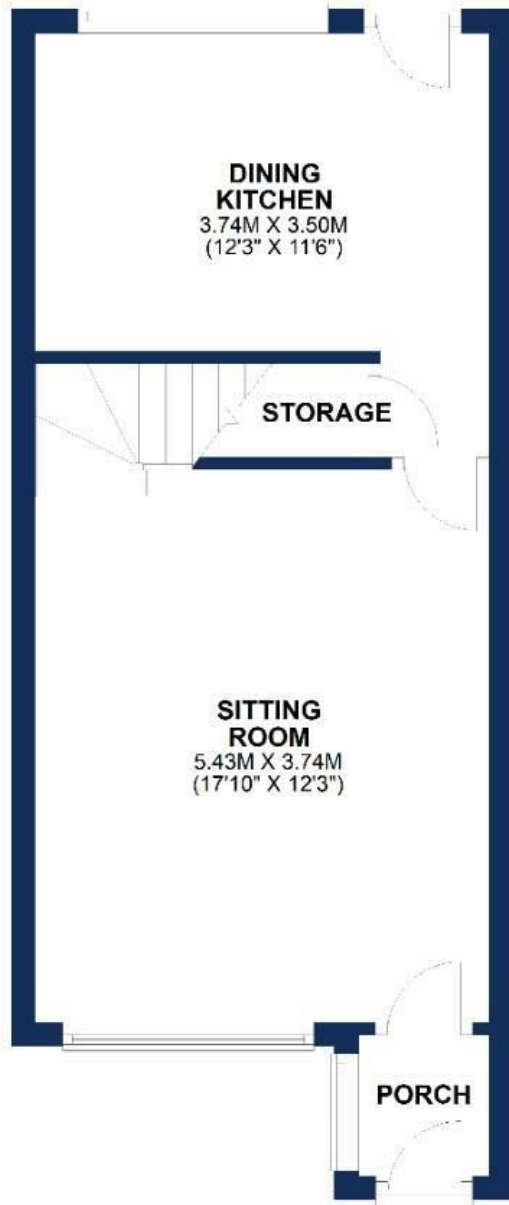
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 31.8 SQ. METRES (342.2 SQ. FEET)



FIRST FLOOR

APPROX. 30.4 SQ. METRES (327.6 SQ. FEET)



TOTAL AREA: APPROX. 62.2 SQ. METRES (669.8 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