



40 HEYES LANE | TIMPERLEY

OFFERS OVER £600,000

An attractive spacious family home in an ideal location where an appointment to view is highly recommended to appreciate the accommodation on offer. The accommodation briefly comprises front sitting room with an open fireplace, separate dining room with adjacent living room and breakfast kitchen off, cloakroom/WC, three double bedrooms and bathroom to the first floor and fourth double bedroom to the second floor. Off road parking within the driveway and the attached garage. To the rear and side is a large sunny patio seating area with delightful lawned gardens beyond.

POSTCODE: WA15 6DZ

DESCRIPTION

This attractive semi detached family home is positioned within mature tree lined surrounds with a south easterly aspect.

The accommodation is superbly appointed and proportioned throughout and retains much of the original character and charm. The entrance hall leads onto a separate sitting room to the front with a focal point of an exposed brick recessed open fireplace with a tiled hearth whilst towards the rear is a separate dining room with stripped floorboards and large fireplace recess with stone flagged hearth and timber mantle. Adjacent to the dining room is a separate living room with bay window to the side and also off the dining room is the fitted breakfast kitchen with access to the rear garden. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three excellent double bedrooms and the family bathroom/WC and to the second floor is a fourth double bedroom with velux window to the rear. To the front of the property the paved driveway with well stocked borders provides off road parking and leads to the attached garage and a gated covered walk way leads to the rear. To the side and rear is a large patio seating area with delightful lawned gardens screened by a variety of mature trees and with a further patio seating area.

A fine family home in an excellent location and well placed for highly regarded primary and secondary schools, shopping within Timperley village and Timperley Metrolink station providing a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Dado rail. Radiator. Spindle balustrade staircase to first floor. Understairs storage cupboard.

SITTING ROOM

14'6" x 12'0" (4.42 x 3.66)

With a focal point of an exposed brick recessed open fireplace with tiled hearth. PVCu double glazed bay window to the front. Picture rail. Ceiling cornice. Dado rail. Television aerial point. Radiator. Lead effect PVCu double glazed window to the side.

DINING ROOM

16'3" x 12'5" (4.95 x 3.78)

With a focal point of a large recessed fireplace with stone flagged hearth and timber mantle. Stripped floorboards. French doors to the side. Radiator. Fitted storage cupboard.

LIVING ROOM

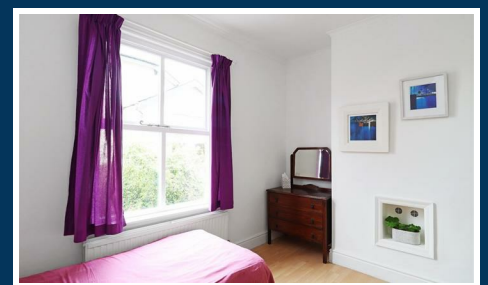
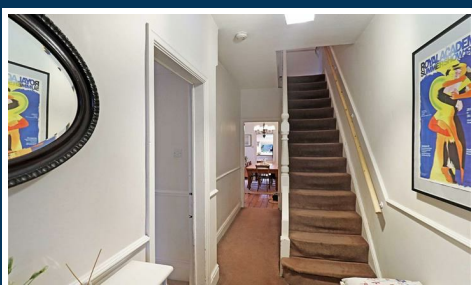
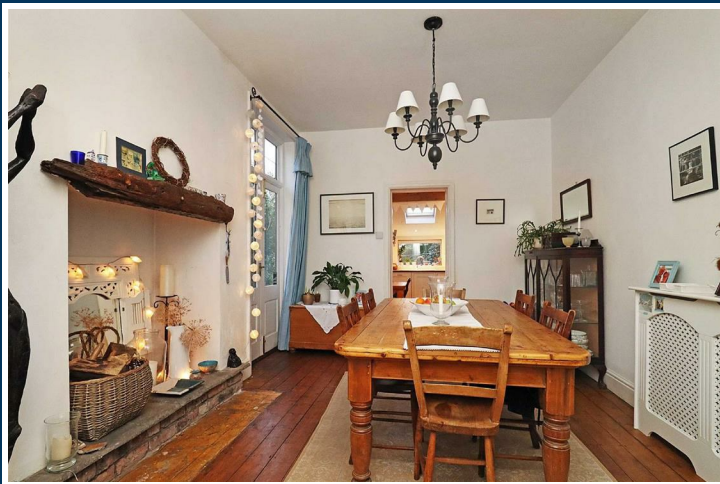
12'0" x 11'9" (3.66 x 3.58)

With a focal point of a cast iron fireplace. Stripped floorboards. Telephone point. Ceiling cornice. Picture rail. PVCu double glazed bay window to the side.

BREAKFAST KITCHEN

16'9" x 10'4" (5.11 x 3.15)

With a comprehensive range of natural wood wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Space for oven, fridge freezer and plumbing for washing machine. Integrated dishwasher. Radiator. Stripped floorboards. Doors to the side. Window to the rear. Tiled splashback. Velux window to the rear.



CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR: LANDING

Dado rail. Stairs to second floor.

BEDROOM 1

12'1" x 12'0" (3.68 x 3.66)

With a focal point of a cast iron fireplace. Painted floorboards. Ceiling cornice. PVCu double glazed window to the front.

BEDROOM 2

12'3" x 11'3" (3.73 x 3.43)

Double glazed window to the side. Laminate wood flooring. Radiator. Ceiling cornice.

BEDROOM 3

12'9" x 10'4" (3.89 x 3.15)

With double glazed window overlooking the rear garden. Laminate flooring. Radiator.

BATHROOM

With a white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Tiled walls. Heated towel rail. Lead and stained opaque PVCu double glazed window to the front. Extractor fan.

SECOND FLOOR

LANDING.

Velux window to the front.

BEDROOM 4

17'3" x 14'9" (5.26 x 4.50)

Velux window to the rear. Eaves storage. Laminate flooring. Radiator.

OUTSIDE

To the front of the property there is off road parking within the paved driveway with well stocked adjacent flowerbeds and access to the garage (19'2 x 7'10). There is covered gated access to the rear. To the side the garage has an up and over door, light and power.

To the side is a large patio seating area accessed via the dining room. The patio continues towards the rear where there are lawned gardens with well stocked flowerbeds, pond and a further sunny patio seating area beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band

TENURE

We are informed the property is held on a Freehold basis and free from Chief Rent. This should be verified by your Solicitor.

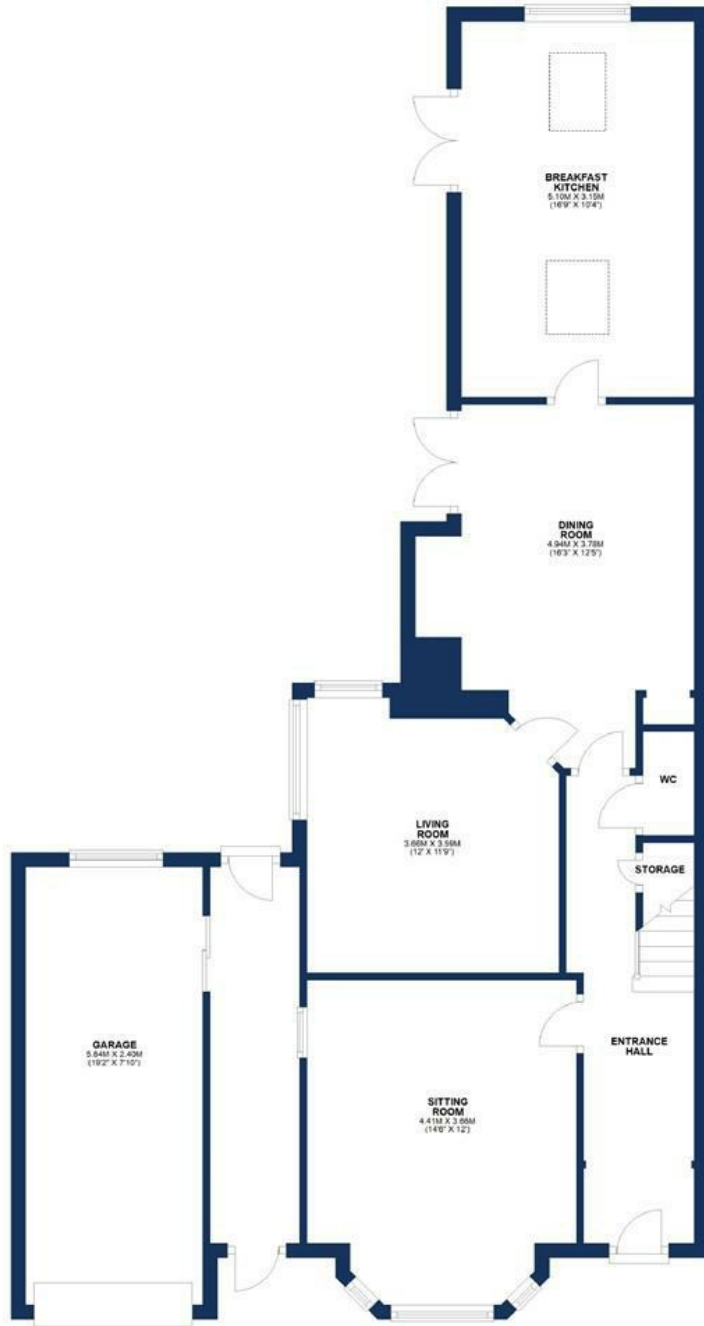
NOTE

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

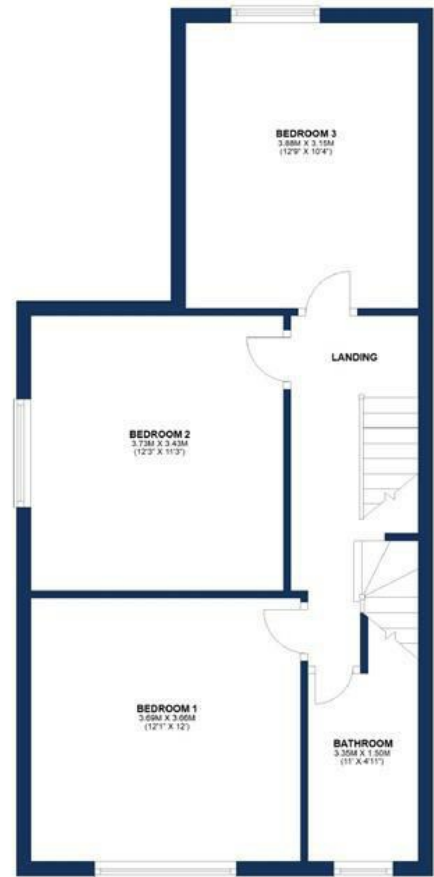


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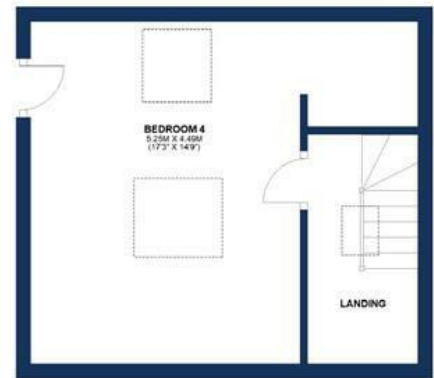
GROUND FLOOR
APPROX. 91.6 SQ. METRES (985.6 SQ. FEET)



FIRST FLOOR
APPROX. 51.5 SQ. METRES (554.1 SQ. FEET)



SECOND FLOOR
APPROX. 24.4 SQ. METRES (263.1 SQ. FEET)



TOTAL AREA, APPROX. 167.5 SQ. METRES (1802.7 SQ. FEET)
(Excludes Porch, Terrace, Paved Area)



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