



## 225 WOODHOUSE LANE EAST | TIMPERLEY

£425,000

\*\*\*NO ONWARD CHAIN\*\*\* An extended semi detached family home which is well presented throughout and ideally positioned within walking distance of Heyes Lane School and local shops on Woodhouse Lane East and with Timperley Metrolink station close by. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, extended kitchen with adjacent extended sitting/dining room with doors to the rear gardens, shower room/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC and there is access to a useful loft room. Off road parking within the driveway whilst to the rear is a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6AS

## DESCRIPTION

This three bedroom semi detached family home has been extended to create superbly proportioned living space which is well presented throughout.

The property occupies an enviable position opposite Heyes Lane Primary School and with local shops on the doorstep and Timperley Metolink station within walking distance.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall and features an excellent sitting room to the front whilst to the rear is an extended kitchen fitted with a comprehensive range of high gloss units and with door to the rear garden. Adjacent to the kitchen is an extended sitting/dining room again with double doors to the rear garden and the ground floor accommodation is completed by the shower room/WC to the side.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Towards the front of the property the drive provides off road parking with adjacent lawned garden and there is gated access towards the rear. To the rear the gardens incorporate a block paved seating area with delightful lawns beyond and there is also a detached garage.

A superb property offering well proportioned accommodation which needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled door.

#### ENTRANCE HALL

**14'62" x 6'1" (4.27m x 1.85m)**

Glass panelled front door. Radiator. Stairs to first floor. Understairs storage cupboard. Dado rail.

#### SITTING ROOM

**15'6" x 11'1" (4.72m x 3.38m)**

With a focal point of a living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point. Telephone point. PVCu double glazed window to the front.

#### KITCHEN

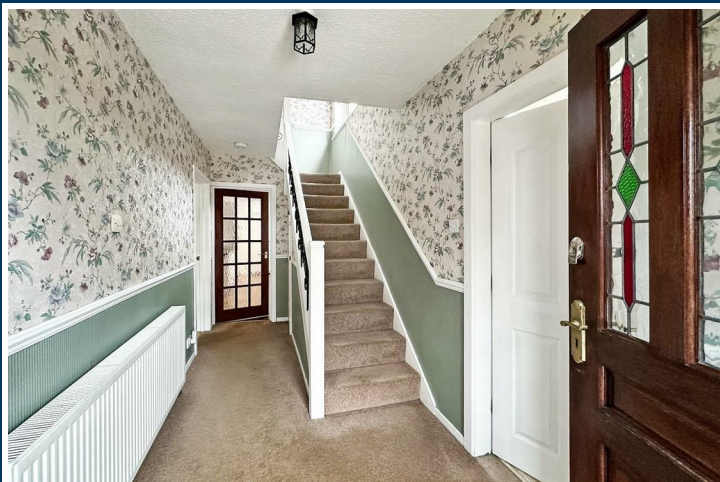
**17'1" x 7'11" (5.21m x 2.41m)**

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for fridge freezer, dishwasher, dryer and plumbing for washing machine. Integrated Bosh double oven/grill. Four ring electric hob with extractor hood over, two PVCu double glazed windows to the side. Door provides access to the rear garden. Recessed low voltage lighting. Breakfast bar.

#### SITTING/DINING ROOM

**17'4" x 9'3" (5.28m x 2.82m)**

With PVCu double glazed door providing access to the attractive rear garden. Radiator. Television aerial point.



## SHOWER ROOM

11'1" x 4'11" (3.38m x 1.50m)

With a suite comprising tiled walk in shower enclosure, wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the front. Radiator. Extractor fan. Recessed low voltage lighting. Velux window to the side.

## FIRST FLOOR

### LANDING

PVCu double glazed window to the side.

### BEDROOM 1

15'8" x 11'1" (4.78m x 3.38m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.

### BEDROOM 2

13'6" x 9'4" (4.11m x 2.84m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

9'7" x 6'2" (2.92m x 1.88m)

With PVCu double glazed window to the side. Radiator.

## BATHROOM

9'8" x 7'10" (2.95m x 2.39m)

With a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Chrome heated towel rail. Tiled walls. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Airing cupboard housing combination gas central heating boiler.

## LOFT ROOM

17'10" x 11'6" (5.44m x 3.51m)

Floored. Light and power. Two radiators. Access to eaves storage. PVCu double glazed window to the side. Accessed via a pull down ladder from the landing.

## OUTSIDE

Double gates lead onto the block paved driveway providing off road parking with adjacent lawned gardens and there is gated access to the rear. There is an external double power point.

To the rear the gardens incorporate a block paved patio seating area with delightful lawned gardens beyond. There is also a detached garage with up and over door.

## SERVICES

All main services are connected.

## POSSESSION

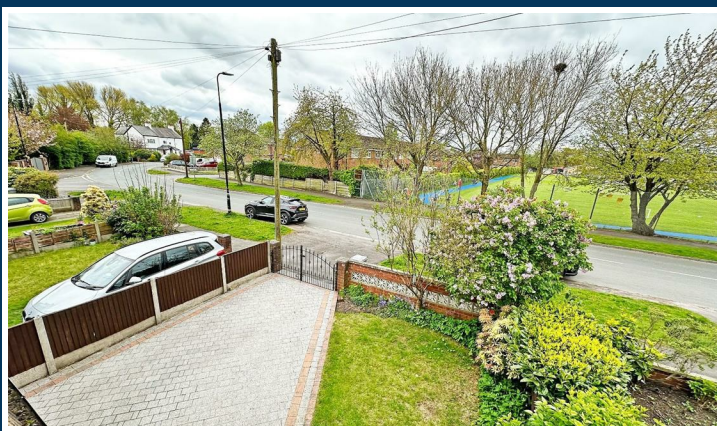
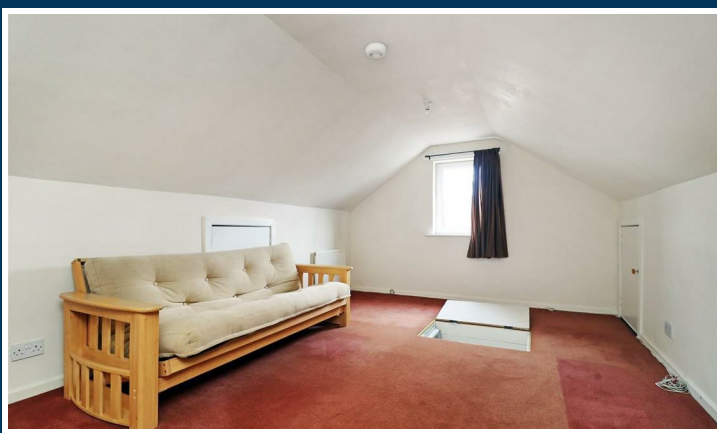
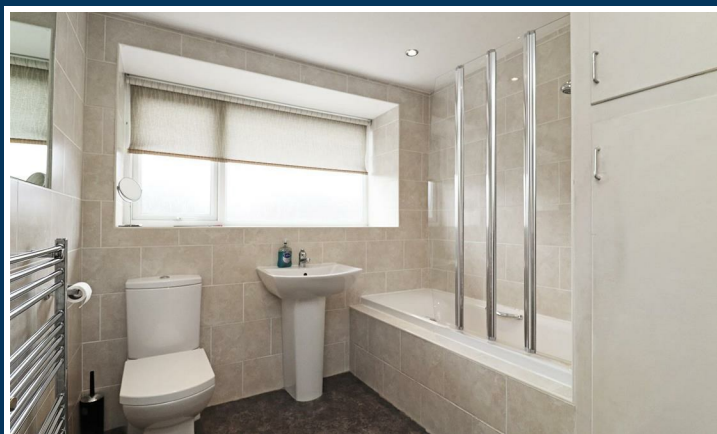
Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

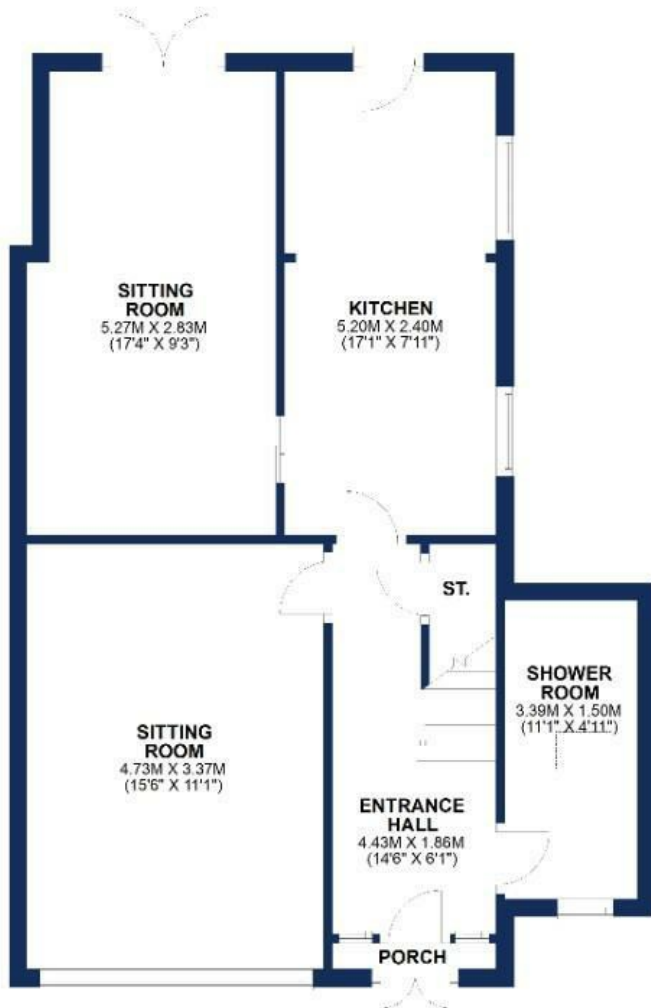
We are informed the property is Freehold. This should be verified by your Solicitor.



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### GROUND FLOOR

APPROX. 59.2 SQ. METRES (637.7 SQ. FEET)



TOTAL AREA: APPROX. 124.6 SQ. METRES (1340.7 SQ. FEET)

Floorplans For Illustrative Purposes Only

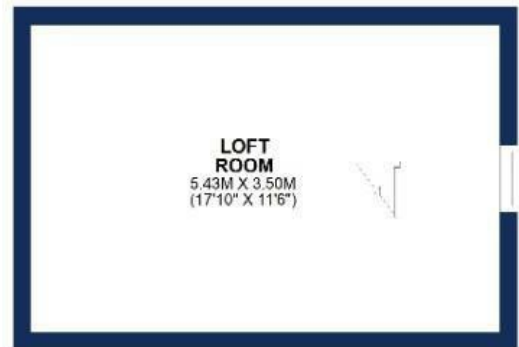
### FIRST FLOOR

APPROX. 46.7 SQ. METRES (502.5 SQ. FEET)



### SECOND FLOOR

APPROX. 18.6 SQ. METRES (200.5 SQ. FEET)



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