



## 54 RIVERSTONE DRIVE | MANCHESTER

£159,950

A generously proportioned and superbly presented two bedroom ground floor apartment situated in a quiet cul de sac location and within easy reach of shops and Metrolink. The accommodation is approached by secure communal entrance hall and the private accommodation comprises large entrance hall with two fitted storage cupboards opening onto a sitting/dining room with double doors leading onto the communal gardens. There is a separate fitted kitchen and the accommodation is completed by the two bedrooms serviced by the bathroom/WC. The apartment benefits from double glazing and energy efficient storage heaters with a supplementary option of underfloor heating. Externally there is communal gardens to the rear and residents parking. Viewing is highly recommended.



POSTCODE: M23 9QW

## DESCRIPTION

Riverstone Drive is a development of ground and first floor purpose built apartments and also a larger three storey block. Set well back from the road the property stands within mature gardens which incorporate residents and visitors parking and lawns to the rear. The location is ideal being approximately 1/2 mile from the village centre of Timperley and is within walking distance of the Metrolink.

The accommodation is superbly presented and generously proportioned and comprises a secure communal entrance hall leading onto the private entrance hall which offers two large storage cupboards and access to the impressive sitting/dining room. This reception room provides a third storage cupboard plus double doors leading onto the communal gardens at the rear. Off the dining area is a separate fitted kitchen. There are two bedrooms and modern bathroom/WC.

The apartment benefits from PVCu double glazing throughout and smart, energy efficient storage heaters and underfloor heating as a supplementary option.

The position is extremely convenient for the surrounding network of motorways and within easy reach of Timperley village centre as previously mentioned and with the more comprehensive shopping centre of Altrincham approximately 1 1/2 miles away.

An exciting opportunity for first time buyers and investors alike. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system and stairs to all floors.

#### PRIVATE ENTRANCE HALL

Glass panelled hardwood front door. solid engineered wood flooring. Two large storage cupboards. Phone entry system. Telephone and data point. Underfloor heating.

#### OPEN PLAN SITTING/DINING ROOM

**18'7" x 10'2" (5.66m x 3.10m)**

With ample space for living and dining suites. PVCu double glazed double doors to the communal gardens. Solid engineered wood flooring. Underfloor heating. Energy efficient storage radiator. Access to third storage cupboard.

#### KITCHEN

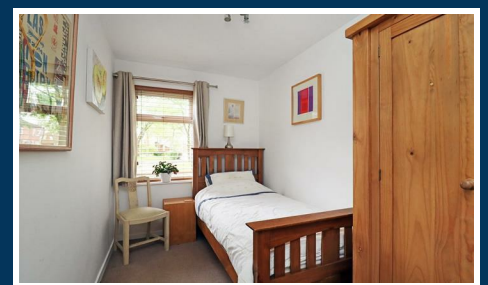
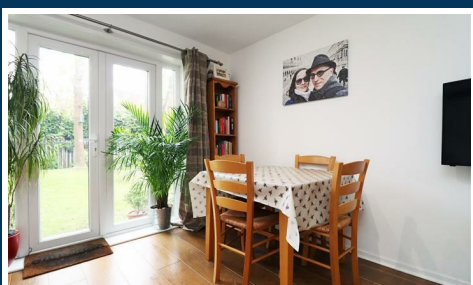
**9'3" x 7'2" (2.82m x 2.18m)**

Fitted with a range of white wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring energy efficient induction hob with stainless steel splashback and extractor hood. Space for fridge and plumbing for washing machine. Tiled splashback. PVCu double glazed window overlooking the communal gardens.

#### BEDROOM I

**14'8" x 8'9" (4.47m x 2.67m)**

With PVCu double glazed window to the front. Underfloor heating.





## BEDROOM 2

11'2" x 6'5" (3.40m x 1.96m)

With PVCu double glazed window to the front. Underfloor heating.

## BATHROOM

7'3" x 6'9" (2.21m x 2.06m)

With a white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Tiled walls and floor. Extractor fan. Wall mounted heater and underfloor heating. Access to airing cupboard housing hot water cylinder.

## OUTSIDE

Residents and visitors parking. Communal tree lined gardens to the rear.

## SERVICES

Mains water, electricity and drainage are connected.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 15/08/1986 and subject to a Ground Rent of £10.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

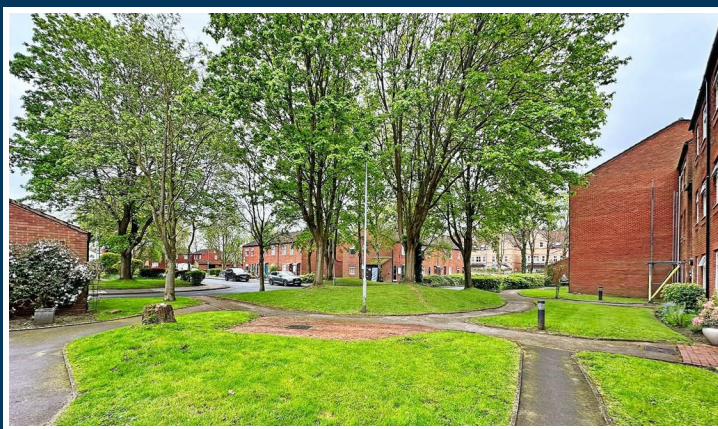
Approximately £107 per month. Further details will be provided by our clients Solicitor.

## COUNCIL TAX

Manchester Band "A"

## NOTE

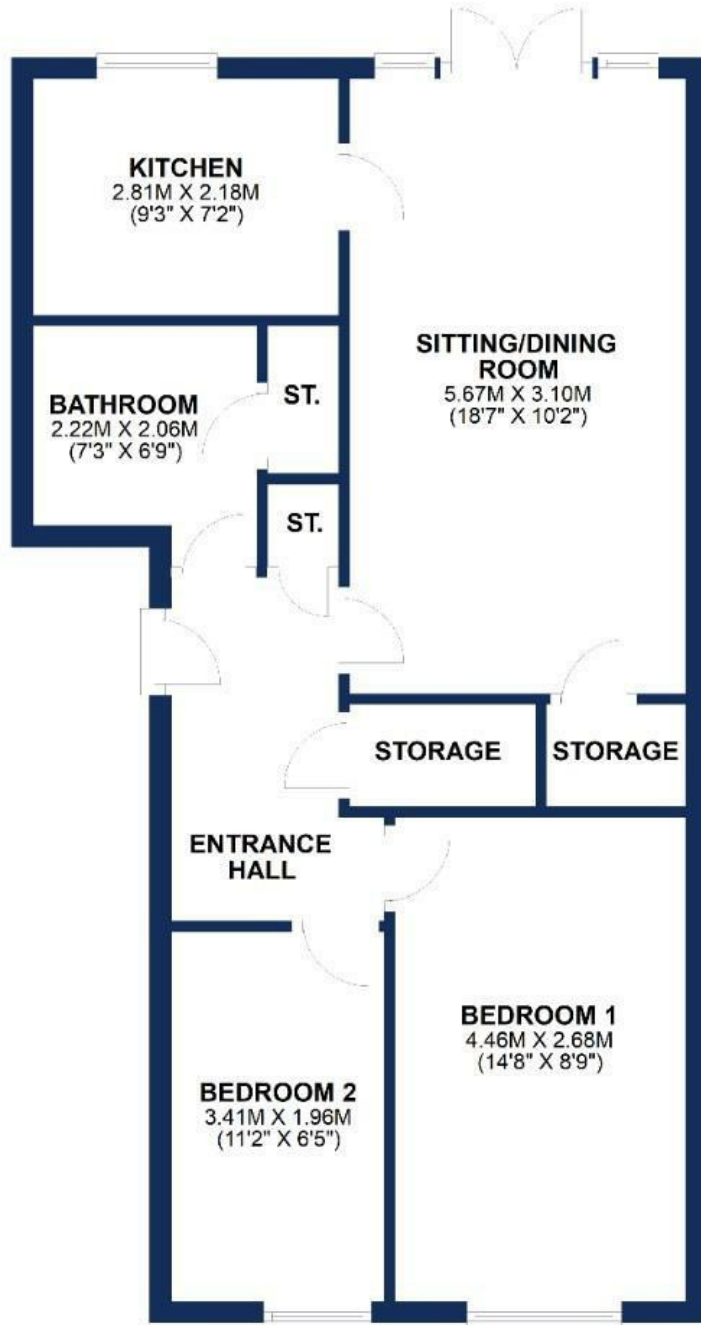
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 58.6 SQ. METRES (630.6 SQ. FEET)



TOTAL AREA: APPROX. 58.6 SQ. METRES (630.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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