



147 SHAFTESBURY AVENUE | TIMPERLEY

£495,000

*** NO ONWARD CHAIN*** A bay fronted detached family home built to a traditional design and with much further potential. The well proportioned accommodation briefly comprises enclosed porch, wide entrance hall, sitting room with inglenook fireplace, dining room with access onto the rear conservatory, fitted kitchen with access to the side entrance vestibule leading onto the cloakroom/WC and also to the garage. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway and attractive gardens to the rear. An ideal location within easy reach of Timperley village and viewing is highly recommended.

POSTCODE: WA15 7AY

DESCRIPTION

This bay fronted detached family home is of traditional design constructed in brick beneath a tiled roof. Positioned within walking distance of the village centre the property is generously proportioned throughout and incorporates naturally light living space combined with the opportunity to re-model to individual taste. There is much further potential by way of extension subject to obtaining the relevant approval.

Upon entering the property the feeling of space is apparent with the wide entrance hall off the enclosed porch. Positioned towards the front is a sitting room with a focal point of a inglenook fireplace whilst to the rear and approached through double doors is a separate dining room. From the dining room there is access onto the rear conservatory which in turn leads onto the rear gardens. Towards the rear of the property is a fitted kitchen which provides access onto a side entrance vestibule which in turn leads onto the cloakroom/WC and also the garage which is split with storage space at the front and utility/workshop towards the rear.

At first floor level the master bedroom benefits from an attractive inglenook and there is a further double bedroom plus generous single bedroom serviced by the family bathroom/WC. Gas fired central heating has been installed together with PVCu double glazing throughout.

Towards the front of the property the driveway provides ample off road parking and there is an adjacent lawned garden. To the rear the gardens incorporate a paved seating area with delightful lawns beyond.

The location is ideal being within the catchment area of sought after primary and secondary schools and is also well placed for the surrounding network of motorways and as previously mentioned within easy reach of Timperley village centre and Altrincham town centre a little further distant with the Metrolink station providing a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Sliding PVCu double glazed door.

ENTRANCE HALL

Hardwood front door. Radiator. Spindle balustrade staircase to first floor. Understairs storage cupboard.

SITTING ROOM

18'4" x 13'6" (5.59m x 4.11m)

With a focal point of an attractive inglenook housing a raised living flame gas fire with marble effect surround and hearth and flanked by opaque leaded effect PVCu double glazed window. Leaded effect PVCu double glazed bay window to the front. Radiator. Ceiling cornice. Television aerial point. Door to:

DINING ROOM

11'3" x 8'11" (3.43m x 2.72m)

Ceiling cornice. Radiator. Sliding doors to:

CONSERVATORY

9'7" x 7'11" (2.92m x 2.41m)

With PVCu double glazed double doors providing access onto the attractive rear gardens. Radiator.

KITCHEN

12'7" x 8'5" (3.84m x 2.57m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge plus plumbing for washing machine. Space for dryer. PVCu double glazed window overlooking the rear garden. Also accessed via the hallway. Tiled splashback. Radiator. Door to:

SIDE PORCH

With access to the side driveway and also to the garage and cloakroom.



CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the rear. Laminate flooring. Tiled walls.

UTILITY/GARAGE

12'7" x 8'6" (3.84m x 2.59m)

With up and over door to the front section used for storage and with door leading to the rear portion currently used as a workshop/utility and also door to the side porch. Wall mounted combination gas central heating boiler. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

15'3" x 13'7" (4.65m x 4.14m)

With attractive inglenook with opaque leaded and stained effect PVCu double glazed windows adjacent. Leaded effect PVCu double glazed bay window to the front. Fitted wardrobes. Telephone point. Radiator.

BEDROOM 2

12'2" x 9'11" (3.71m x 3.02m)

PVCu double glazed window to the rear. Fitted wardrobes plus overhead cupboards and dressing table. Radiator.

BEDROOM 3

7'10" x 7'6" (2.39m x 2.29m)

With leaded effect PVCu double glazed window to the front. Fitted storage cupboard. Radiator.

BATHROOM

8'10" x 8'5" (2.69m x 2.57m)

Fitted with a suite comprising panelled bath with separate tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Radiator. Half tiled walls. Extractor fan. Loft access hatch.

OUTSIDE

To the front of the property the drive provides off road parking and there is an adjacent lawned garden. To the rear is a patio seating area with delightful lawned gardens beyond laid mainly to lawn with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

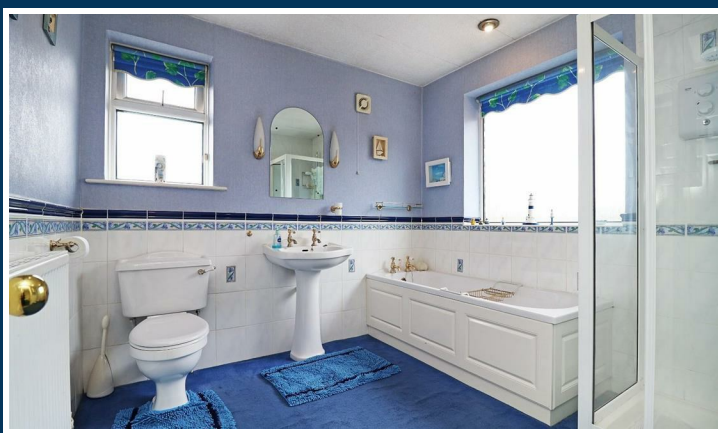
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TENURE

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

NOTE

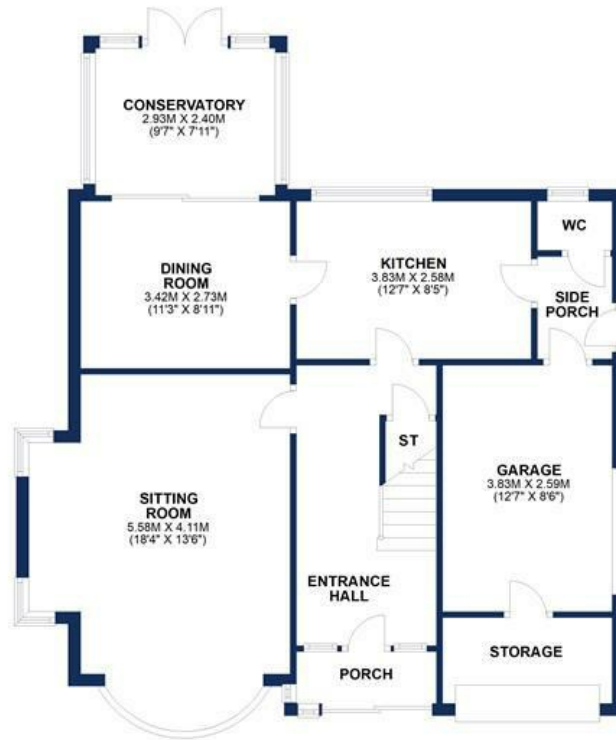
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 79.7 SQ. METRES (858.0 SQ. FEET)



FIRST FLOOR

APPROX. 46.6 SQ. METRES (502.1 SQ. FEET)



TOTAL AREA: APPROX. 126.4 SQ. METRES (1360.1 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