



12 DIXON CLOSE | SALE

OFFERS OVER £400,000

Nestled within this quiet cul de sac yet occupying a convenient location this traditional semi-detached family home is presented to a high standard and needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, sitting room plus separate dining room, breakfast kitchen with access to the rear gardens, three bedrooms and bathroom/WC. To the front of the property the driveway provides off-road parking and continues to the side to the detached garage. To the rear is a patio seating area with lawned gardens beyond with well-stocked flowerbeds all benefiting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: M33 3JU

DESCRIPTION

A superb semi detached family home in an ideal location nestled within the quiet cul de sac and within easy reach of Sale High School, Sale Grammar School and also Lime Tree Primary Academy and Brooklands Sports Club. There is the added benefit of Moor Nook playing fields being within walking distance plus local shops on Derbyshire Road South.

The accommodation is well presented throughout and approached via an enclosed porch leading onto the welcoming entrance hall. Towards the front of the property is a separate sitting room whilst to the rear the dining room overlooks the south facing lawned gardens. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of light wood units and door to the garden.

To the first floor there are three bedrooms serviced by the shower room/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the flagged driveway provides off road parking and continues to the side leading to the detached garage. The gardens to the rear incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and with a high degree of privacy. The rear gardens also benefit from a southerly aspect to enjoy the sun all day and there is an external water feed.

A superb family home and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door.

ENTRANCE HALL

Hardwood glass panelled front door with opaque leaded and stained glass side screen. Radiator. Spindle balustrade staircase to first floor. Picture rail.

SITTING ROOM

PVCu double glazed bay window to the front. Radiator. Picture rail. Ceiling cornice. Television aerial point. Telephone point. Opening to:

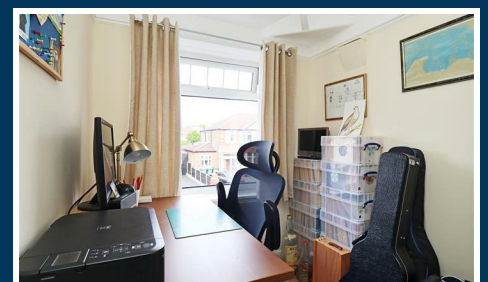
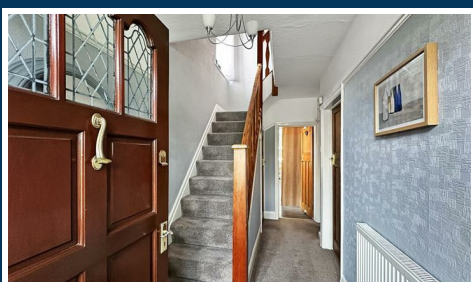
DINING ROOM

With PVCu double glazed bay window overlooking the gardens to the rear. Radiator. Picture rail. Ceiling cornice.

BREAKFAST KITCHEN

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer and hose tap. Space for cooker, fridge freezer, washing machine and dryer. Integrated dishwasher. Stainless steel extractor hood. Space for table and chairs. PVCu double glazed windows to the side and rear. Composite door provides access to the rear gardens. Tiled splashback. Newly installed Worcester Bosch central heating boiler.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM 1

PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2

PVCu double glazed window to the rear overlooking the garden. Picture rail.

BEDROOM 3

PVCu double glazed window to the front. Picture rail. Radiator.

BATHROOM

Fitted with a white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Half tiled walls. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed windows to the side and rear.

OUTSIDE

To the front of the property the flagged drive provides off road parking and extends to the side leading to the detached garage at the rear.

The rear gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and with a high degree of privacy and external water feed. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

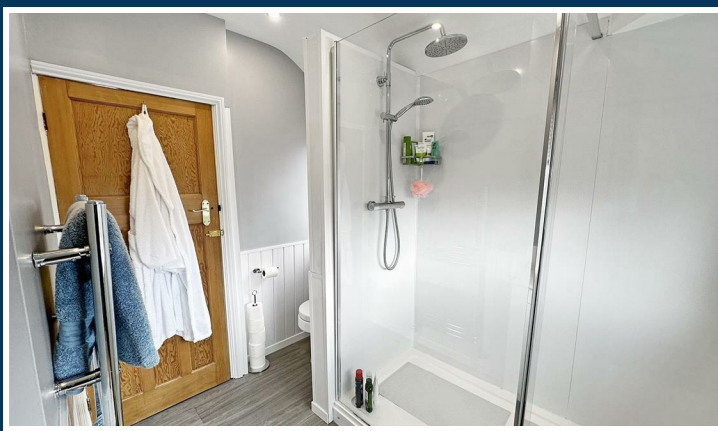
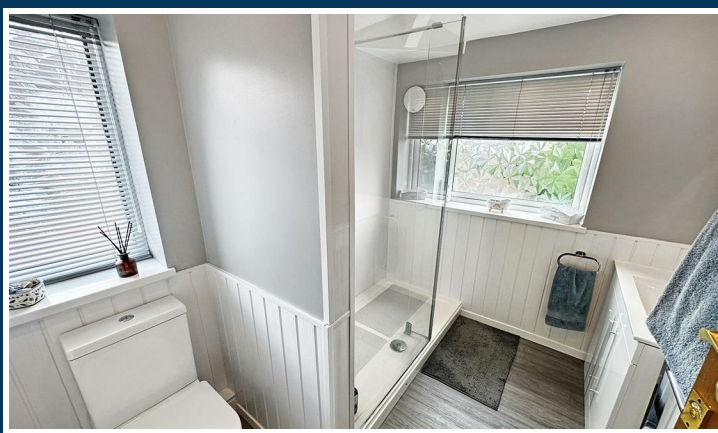
Band "C"

TENURE

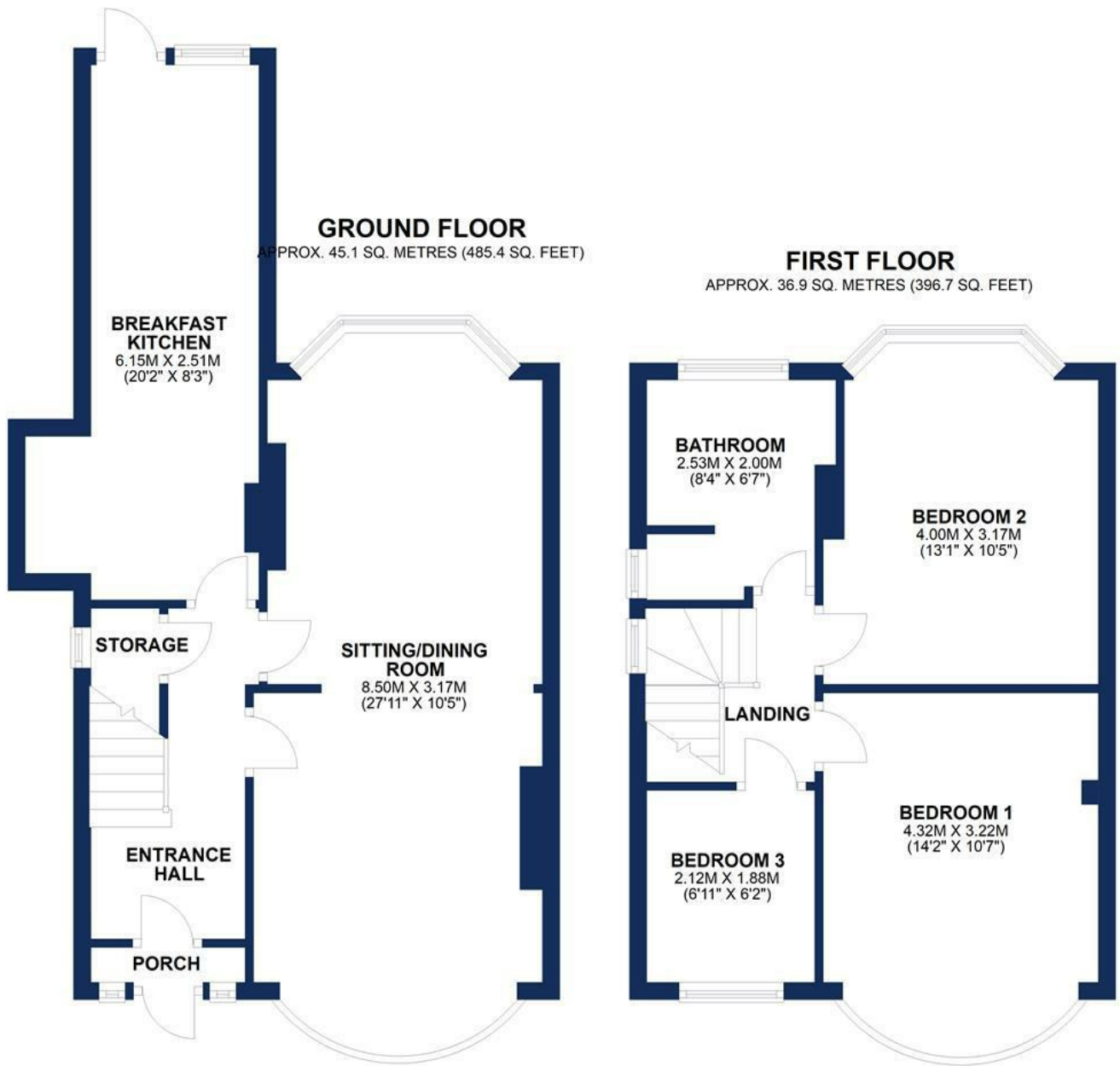
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 03/12/1935 and subject to a Ground Rent of approximately £5.00 per annum. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 82.0 SQ. METRES (882.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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