



8 THORNEYCROFT ROAD | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN Refurbished and re-planned in recent years a semi detached bungalow standing in a corner position with gardens on three sides, westerly facing to the rear. The accommodation briefly comprises entrance hall, open plan sitting room with French windows to the garden, dining area and a contemporary style fitted kitchen with integrated appliances, two bedrooms and re-fitted shower room/WC. Gas fired underfloor heating to the living areas and radiators to the bedrooms/shower room. PVCu double glazing. Detached garage and parking.

POSTCODE: WA15 7NE

DESCRIPTION

This semi detached bungalow stands in a corner position with gardens on three sides, westerly facing to the rear with a private paved terrace approached from the sitting room through double opening PVCu double glazed doors.

The living area has been re-planned to create open space which includes both the living and dining areas and kitchen that has been recently re-fitted in a contemporary style with polished granite work surfaces and a range of integrated appliances. There are two bedrooms each of excellent size and re-fitted shower room/WC.

The location is ideal forming part of a mature residential area well placed for local shops, Timperley village to the north and the shopping centre of the market town of Altrincham and Metrolink station providing a commuter service into Manchester and surrounding areas.

The interior is exceptionally well presented with wooden floors and underfloor gas fired heating to the living areas, PVCu double glazing, plantation shutters and tasteful decor.

The gardens are laid to lawn to the front and side and the rear incorporate a secluded paved area with a westerly aspect to enjoy the afternoon and evening sun.

ACCOMMODATION

COVERED PORCH

Quarry tiled floor. Panelled/glazed door to:

ENTRANCE HALL

14'9" in length (4.50m in length)

Wooden flooring.

OPEN PLAN SITTING ROO/DINING ROOM/KITCHEN

Planned to incorporate:

SITTING AREA

14'6" x 14'3" (4.42m x 4.34m)

Positioned to the rear with PVCu double glazed French windows opening onto the westerly facing paved patio. Wooden flooring.

DINING KITCHEN

21'0" x 9'0" (6.40m x 2.74m)

Recently re-fitted in a contemporary style with wooden flooring and underfloor heating.

Inset 1 1/2 bowl stainless steel sink to polished granite work surface with cupboards beneath and integrated dishwasher. Matching range of base and wall cupboards and integrated 5 ring stainless steel gas hob with extractor/light above, built under oven/grill, fridge freezer and microwave. Concealed Worcester gas central heating boiler. Recessed low voltage lighting.



BEDROOM 1

15'9" into the bay x 9'0" (4.80m into the bay x 2.74m)

Double glazed semi circular bay window with plantation shutters. Radiator.

BEDROOM 2

13'3" x 10'0" reducing to 8'0" (4.04m x 3.05m reducing to 2.44m)

Radiator. Plantation shutters.

SHOWER ROOM

Re-fitted in white/chrome with a wide enclosure fitted with a thermostatic rain shower, pedestal wash basin and low level WC. Tiled surrounds. Tiled floor. Full width wall mirror. Extractor. Chrome heated towel rail. Plantation shutters.

OUTSIDE

A paved drive/parking area leads to the detached concrete sectional single garage.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

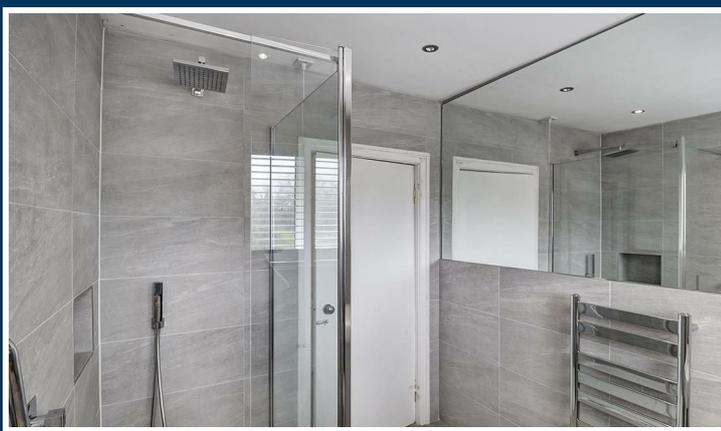
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band "E"

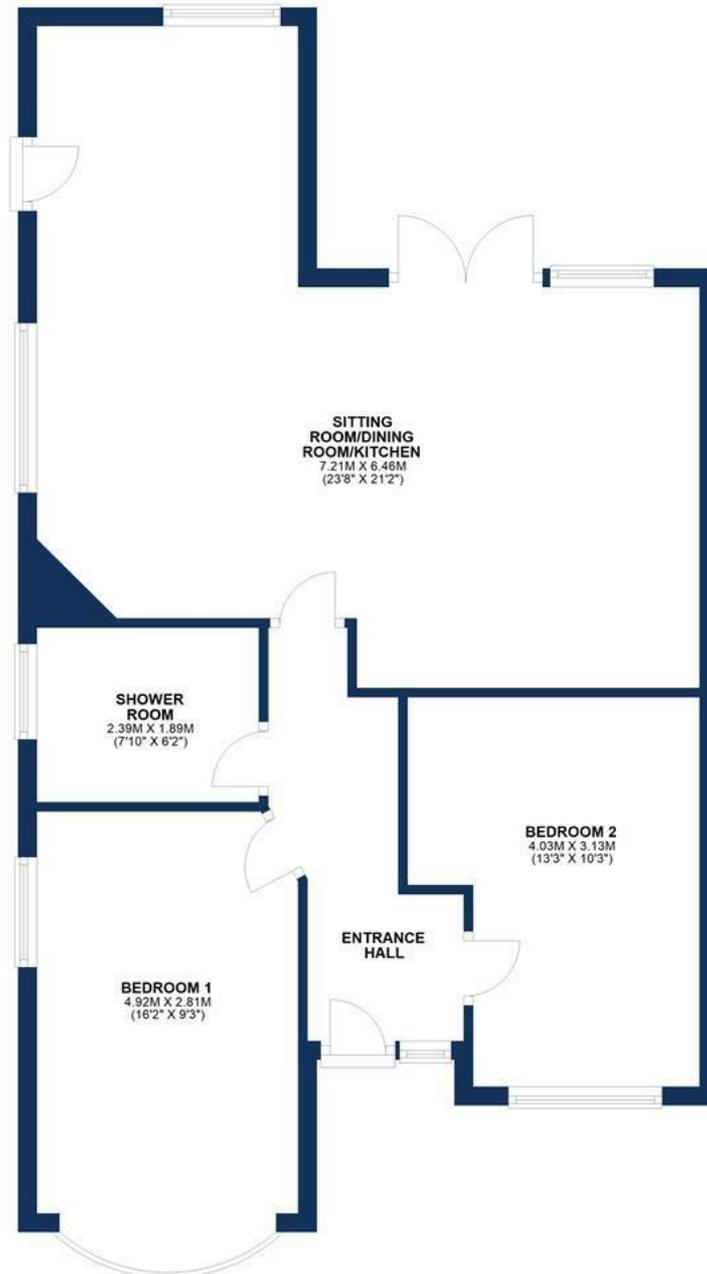
NOTE

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. 72.4 SQ. METRES (778.8 SQ. FEET)



TOTAL AREA: APPROX. 72.4 SQ. METRES (778.8 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