



32 ELDERCROFT ROAD | TIMPERLEY

£285,000

NO ONWARD CHAIN A superbly proportioned mid terraced family home occupying a superb plot with off road parking to the front and south facing lawned gardens to the rear. The accommodation briefly comprises entrance hall with storage cupboard, full depth dining kitchen to one side and sitting room to the other, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway and patio with lawned gardens to the rear benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7JA

DESCRIPTION

This double fronted mid terraced family home occupies a superb position within the estate and whilst well maintained provides any prospective purchaser the opportunity to re-model to individual taste.

The property is approached by the entrance hall which leads onto a full depth sitting room to one side whilst to the other there is a full depth dining kitchen with access to the front and rear gardens. To the first floor there are three well proportioned bedrooms, the master running the full depth of the property and the accommodation is completed by the shower room/WC.

Externally to the front of the property the flagged driveway provides off road parking whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Storage cupboard. Stairs to first floor.

SITTING ROOM

15'11" x 9'8" (4.85m x 2.95m)

Running the full depth of the property and with a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed windows to the front and rear. Two radiators. Television aerial point. Telephone point. Understairs storage cupboard.

DINING KITCHEN

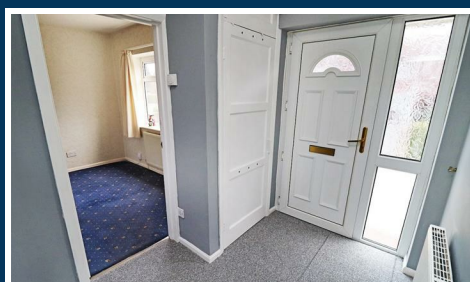
15'11" x 8'11" (4.85m x 2.72m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Opaque PVCu double glazed window and door to the front. PVCu double glazed door and window to the rear. Tiled splashback. Radiator. Storage cupboard housing combination gas central heating boiler.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the rear. Airing cupboard. Loft access hatch.



BEDROOM 1

15'11" x 8'11" (4.85m x 2.72m)

With PVCu double glazed window to the front and rear. Radiator. Picture rail.

BEDROOM 2

9'8" x 8'8" (2.95m x 2.64m)

With PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3

9'8" x 6'11" (2.95m x 2.11m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)

Fitted with a suite comprising tiled shower cubicle, WC and wash hand basin. Radiator. Opaque PVCu double glazed window to the front. Tiled walls. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged drive provides off road parking and is flanked by mature hedge and fence borders.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders. External water feed. The rear gardens benefit from a southerly aspect to enjoy the sun all day. There is also gated access to a right of way providing access to the rear of no.30 and no.34 which then leads on to Eldercroft Road.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

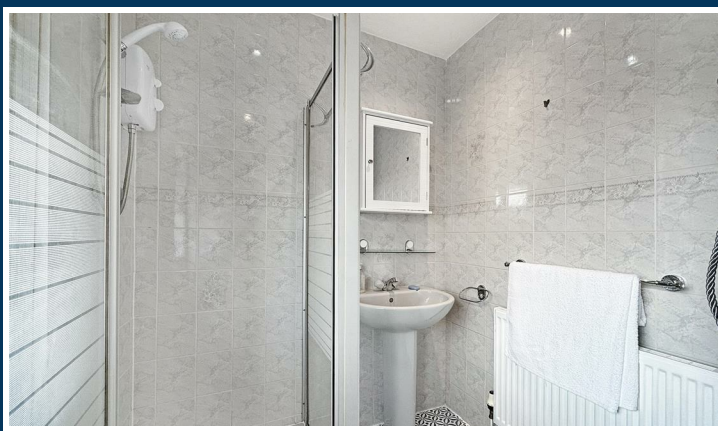
Band "B"

TENURE

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

NOTE

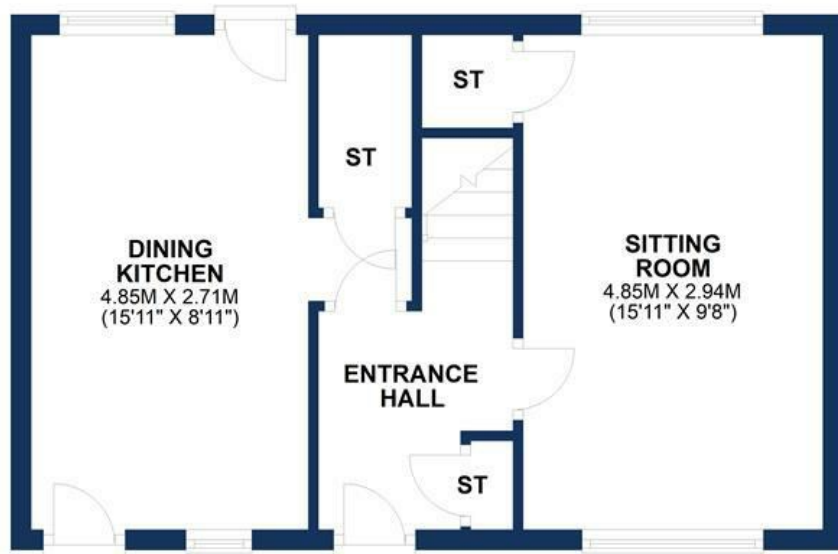
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 37.6 SQ. METRES (404.9 SQ. FEET)



FIRST FLOOR

APPROX. 37.6 SQ. METRES (404.9 SQ. FEET)



TOTAL AREA: APPROX. 75.2 SQ. METRES (809.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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