



## 14 FAIRLIE DRIVE | TIMPERLEY

£340,000

A superbly proportioned property in an ideal location occupying an enviable corner plot and with gardens benefitting from a southerly aspect to enjoy the sun all day. The accommodation briefly comprises enclosed porch, entrance hall with fitted storage cupboard, impressive open plan sitting/dining room opening onto a rear conservatory with double doors onto the rear garden and also with access to the fitted kitchen. Two excellent bedrooms and modern bathroom/WC. There are gardens to 3 sides which have been paved for easy maintenance and the property also benefits from a garage at the rear and another to the side. Viewing is recommended to appreciate the potential on offer.



POSTCODE: WA15 6EL

## DESCRIPTION

A superbly proportioned and maintained property in a highly favoured location being well placed for shopping within the market town of Altrincham and Timperley village and Metrolink railway station provides a commuter service into Manchester. The property is also close to a highly rated Ofsted junior school within the area and is within the catchment area for highly regarded secondary schools.

The accommodation is approached via an enclosed porch which leads onto the entrance hall which has access to a large storage area. Off the entrance hall there is a full width sitting room with stairs to the first floor and also opening onto the separate dining room. Adjacent to the dining room is the fitted kitchen and the ground floor accommodation is completed by double doors from the dining room leading onto a rear conservatory which in turn has double doors leading onto the rear gardens. To the first floor there are two bedrooms serviced by the recently fitted contemporary bathroom/WC.

Externally there are gardens to three sides which have been block paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Also towards the side and rear of the property are two garages and driveway providing off road parking.

A superb property with much further potential and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Glass panelled front door. Access to storage cupboard. Door leading to:

#### OPEN PLAN SITTING/DINING ROOM COMPRISING

##### SITTING ROOM

16'11" x 11'11" (5.16 x 3.63)

With PVCu double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Stairs to first floor. Archway to:

##### DINING ROOM

9'10" x 8'0" (3.00 x 2.44)

With double PVCu double glazed doors leading onto the conservatory. Radiator. Ceiling cornice. Door to kitchen.

##### KITCHEN

9'10" x 8'7" (3.00 x 2.62)

Fitted with a range of light wood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring ceramic hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. PVCu double glazed window overlooking the rear garden. Tiled splashback.



## CONSERVATORY

10'1" x 10'0" (3.07 x 3.05)

With PVCu double glazed double doors leading onto the rear gardens.

## FIRST FLOOR

### LANDING

### BEDROOM 1

12'1" x 10'0" (3.68 x 3.05)

With an extensive range of fitted wardrobes. Two PVCu double glazed windows to the front. Radiator.

### BEDROOM 2

10'9" x 9'7" (3.28 x 2.92)

With fitted wardrobe. PVCu double glazed window to the rear. Radiator.

## BATHROOM

5'9" x 5'4" (1.75 x 1.63)

With suite comprising panelled bath with mains shower over, vanity wash basin and low level WC. Two Opaque PVCu double glazed windows to the rear. Part tiled walls. Radiator.

## OUTSIDE

The property benefits from gardens to three sides occupying a corner plot. The gardens are block paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Towards the rear of the property there is also a garage providing off road parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

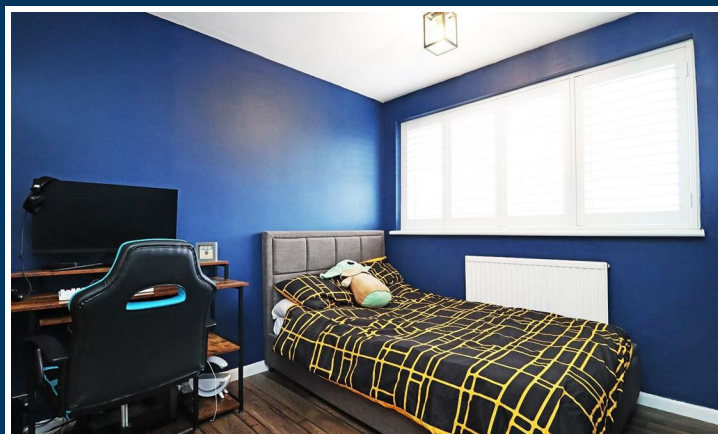
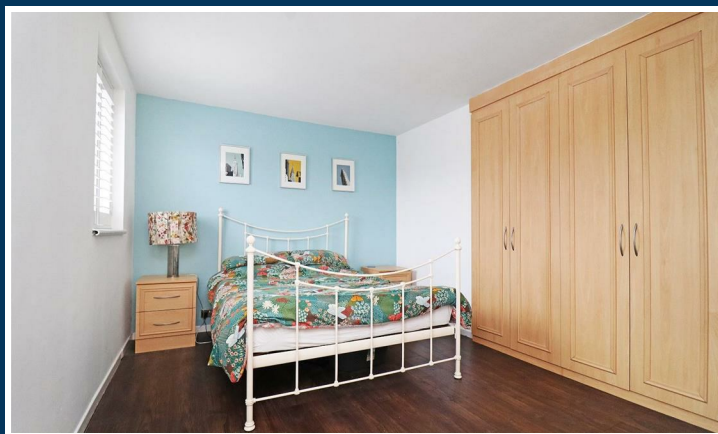
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## TENURE

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

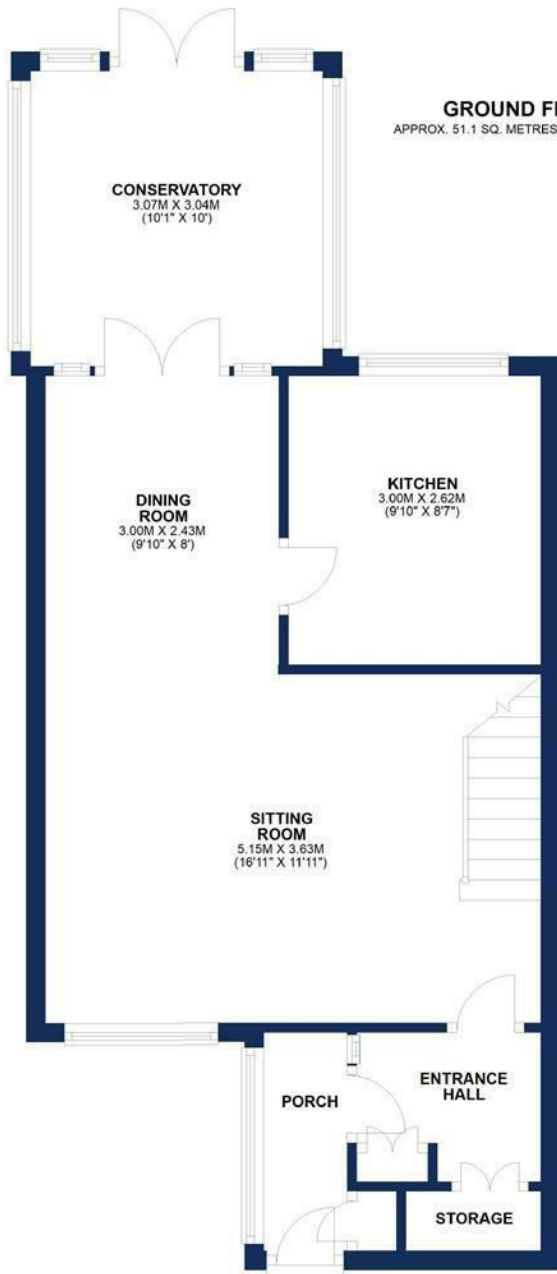
## NOTE

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



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TOTAL AREA: APPROX. 85.7 SQ. METRES (922.3 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