



28 HARTFORD GARDENS | TIMPERLEY

OFFERS OVER £220,000

A mid terrace family home tastefully decorated and appointed with gas central heating and double glazing. The accommodation briefly comprises enclosed reception area, sitting room to the front, fitted dining kitchen, rear entrance vestibule, three double bedrooms and modern bathroom/WC. Externally the gardens are a particular feature with lawns and paved seating areas. Viewing is highly recommended.

POSTCODE: WA15 7EP

DESCRIPTION

This attractive terraced Family home is tastefully decorated and well appointed throughout and with the added advantage of PVCu double glazing and gas central heating.

To the ground floor the enclosed reception area opens into the sitting room with a focal point of a balanced flue gas fire with marble effect surround. To the rear the dining kitchen is fitted with lightwood wall and base units and with ample space for a dining table and chairs. Beyond is the rear entrance vestibule with built in storage cupboards and access to the impressive gardens.

To the first floor are three excellent bedrooms serviced by the modern bathroom/WC fitted with a white suite with chrome fittings.

To the rear the gardens incorporate a paved terrace with the two sections of lawn one of which is laid with artificial grass. There is also access to a garden store which provides potential to extend the property to create a utility room and WC or a second reception room.

A fine home ready for immediate occupation and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door. Laminate flooring.

SITTING ROOM

15'1" x 12'7" (4.60m x 3.84m)

/with a focal point of a balanced flue gas fire with marble effect surround. PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator.

DINING KITCHEN

15'1" x 12'10" (4.60m x 3.91m)

Fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for cooker and fridge/freezer plus plumbing for washing machine. Mall mounted combination gas central heating boiler. Fitted storage cupboard. Tiled splashback. PVCu double glazed window to the rear. Radiator. Stairs to first floor. Access to;

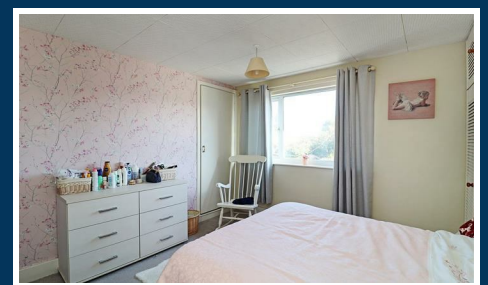
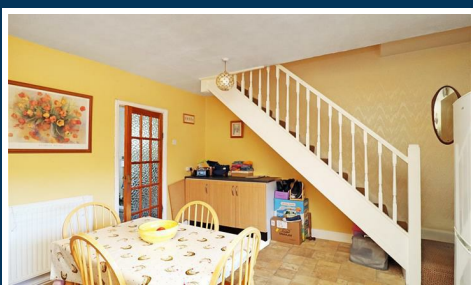
REAR ENTRANCE VESTIBULE

With fitted storage cupboard and door to the rear gardens.

FIRST FLOOR

LANDING

Loft access hatch.



BEDROOM ONE

11'5" x 11'2" (3.48m x 3.40m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

11'3" x 8'10" (3.43m x 2.69m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

11'2" x 5'11" (3.40m x 1.80m)

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

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Fitted with a white suite with chrome fittings comprising bath with mixer shower, vanity wash basin and WC. Chrome heated towel rail. Tiled walls.

OUTSIDE

To the front there is a courtyard garden. To the rear the gardens incorporate a paved terrace with the two sections of lawn one of which is laid with artificial grass. There is also access to a garden store which provides potential to extend the property to create a utility room and WC or a second reception room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

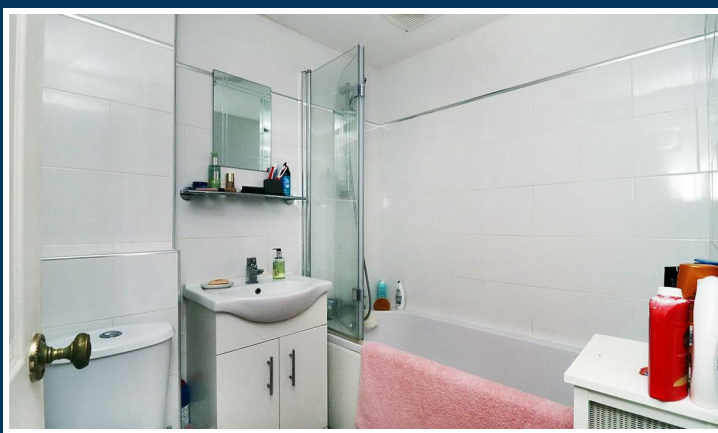
Trafford Borough Council Band 'B'

TENURE

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

NOTE

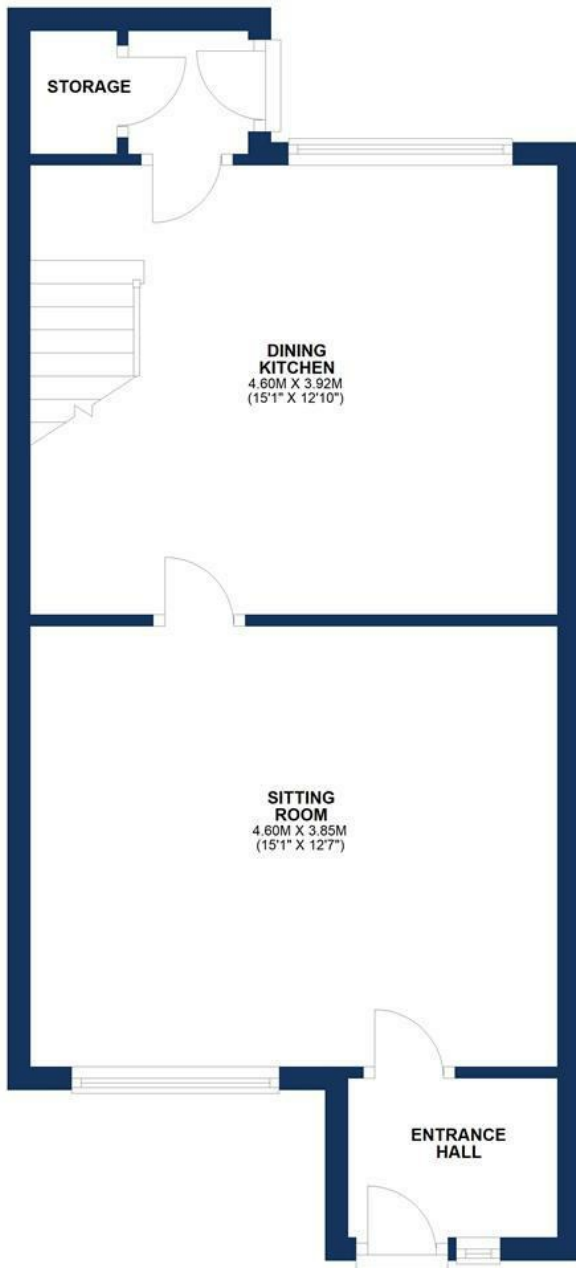
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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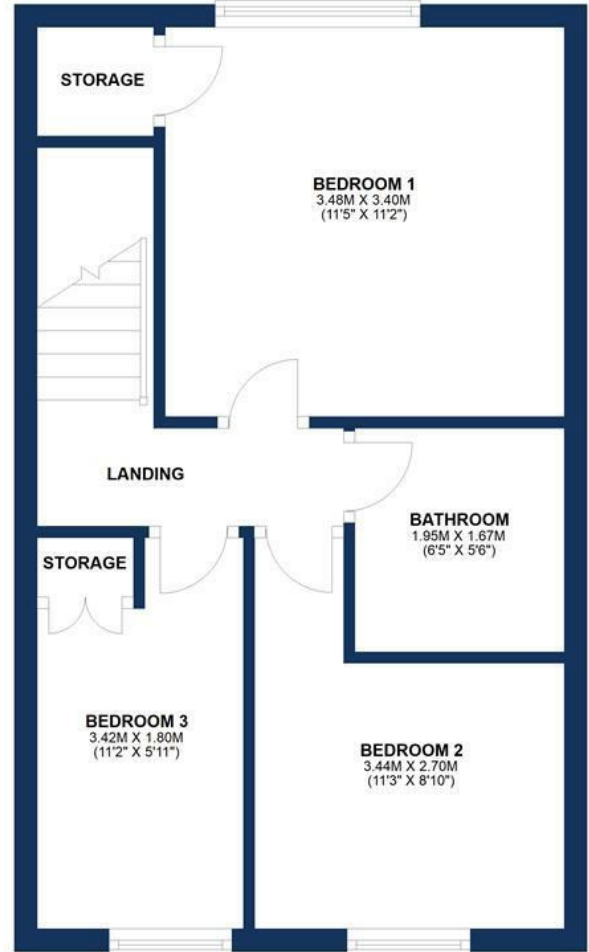
GROUND FLOOR

APPROX. 41.2 SQ. METRES (443.3 SQ. FEET)



FIRST FLOOR

APPROX. 35.8 SQ. METRES (385.1 SQ. FEET)



TOTAL AREA: APPROX. 77.0 SQ. METRES (828.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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