



1 ARDERNE ROAD | TIMPERLEY

£399,950

A well presented semi detached family home that has been extended to create well proportioned living space and with planning permission has also been granted for a two storey side extension.

The accommodation briefly comprises enclosed porch, entrance hall, open plan sitting/dining room with access to the rear garden, fitted breakfast kitchen with access to the side. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway and gated access then leads to the rear where there is a superb patio seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6HJ

DESCRIPTION

A well presented semi detached family home that has been extended and needs to be seen to be appreciated. Planning permission has also been granted for a two storey side extension ref 108666/HHA/22 - plans can be seen by visiting the planning section of the Trafford Borough Council website.

The accommodation is well appointed throughout and is approached via an enclosed porch leading onto the welcoming entrance hall. There is an impressive open plan sitting/dining room with sliding door leading onto the rear gardens which benefit from a westerly aspect to enjoy the afternoon and evening sun. There is an extended breakfast kitchen with a comprehensive range of white units and with access to the side. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

To the front of the property the driveway provides off road parking and continues to the side. To the rear there is a patio seating area with lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and the Metrolink.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Hardwood front door. Laminate wood flooring. Spindle balustrade staircase. Radiator. Understairs storage cupboard.

OPEN PLAN SITTING/DINING ROOM

26'6 x 10'1 (8.08m x 3.07m)

With PVCu double glazed bay window to the front. Sliding PVCu double glazed door to the rear garden. Radiator. Laminate flooring. Television aerial point. Telephone point. ample space for living and dining suites.

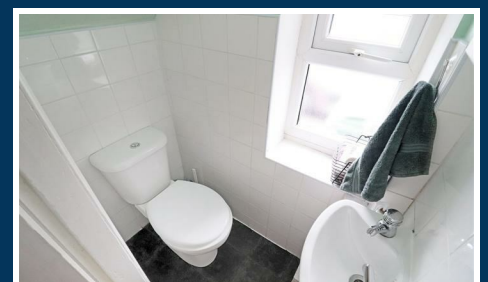
BREAKFAST KITCHEN

12'0 x 11'3 (3.66m x 3.43m)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer, dryer and plumbing for washing machine. Tiled splashback. PVCu double glazed windows to the front and rear. PVCu double glazed door provides access to the side. Laminate flooring. Stainless steel extractor hood. Cupboard housing recently installed Vaillant combination gas central heating boiler.

CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side.



LANDING

Opaque PVCu double glazed window to the side. Ceiling cornice. Fitted storage cupboard.

BEDROOM 1

12'9 x 9'5 (3.89m x 2.87m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

9'8 x 9'5 (2.95m x 2.87m)

PVCu double glazed window to the rear. Radiator. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 3

10'0 x 5'11 (3.05m x 1.80m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

5'9 x 5'6 (1.75m x 1.68m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the front. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

OUTSIDE

To the front of the property the driveway provides off road parking and continues to the side and is enclosed by fence borders and gated access to the side.

To the rear the patio seating area leads onto lawned gardens with fence borders and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

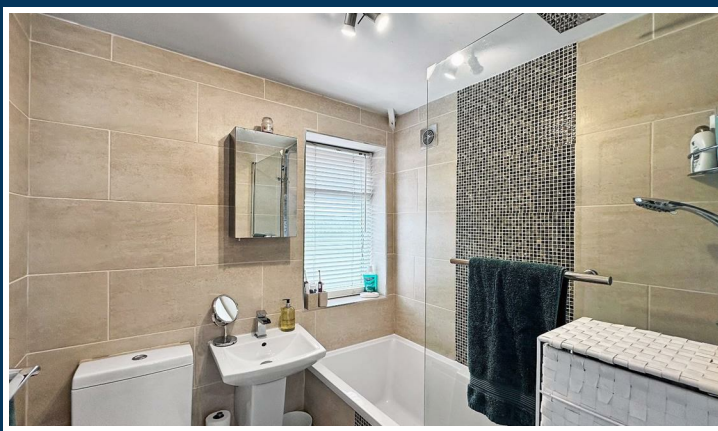
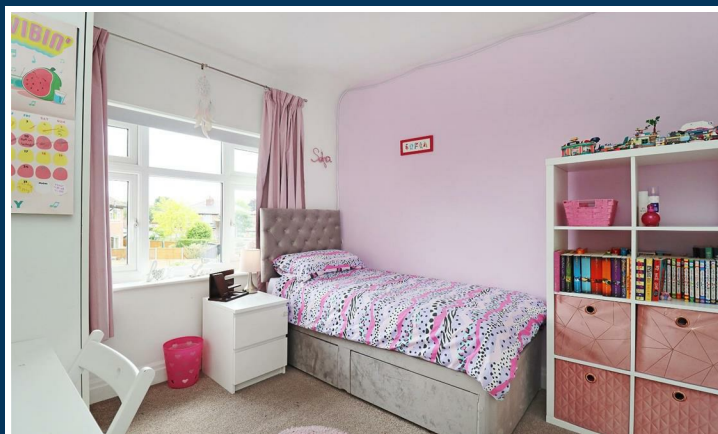
Band "C"

TENURE

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

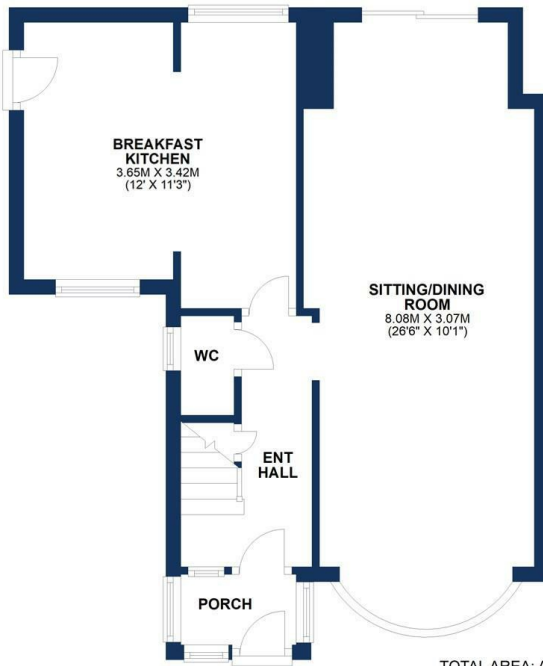
NOTE:

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



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. 42.4 SQ. METRES (456.3 SQ. FEET)



FIRST FLOOR
APPROX. 31.0 SQ. METRES (333.3 SQ. FEET)



TOTAL AREA: APPROX. 73.3 SQ. METRES (789.5 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