



## 53 WOOD LANE | TIMPERLEY

£525,000

An extended bay fronted semi detached family house in a sought after residential location. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, excellent open plan living/dining kitchen with integrated appliances and French windows to the stone paved terrace, two double bedrooms, single bedroom and fully tiled modern bathroom/WC. Off road parking and delightful landscaped rear gardens. PVCu double glazing and gas central heating.

POSTCODE: WA15 7PR

## DESCRIPTION

This attractive bay fronted semi detached family house is positioned in a sought after location approximately one mile from both the market town of Altrincham and the thriving village of Timperley and also lies within the catchment of highly regarded primary and secondary schools.

The superbly presented accommodation includes quality fittings and has been extended and re-planned to incorporate an exceptional open plan living/dining kitchen with a range of integrated appliances and double opening French windows to the stone paved rear terrace. An additional sitting room is positioned to the front and features an impressive revealed brick chimney breast with wood burning stove. Completing the ground floor accommodation is a modern cloakroom/WC.

At first floor level are two excellent double bedrooms and a single bedroom served by a fully tiled modern family bathroom.

Gas fired central heating has been installed together with PVCu double glazing.

Off road parking is provided within the pattern impressed driveway and there is secure access to the side of the property through double opening timber gates. The landscaped rear gardens are certainly a feature with a stone paved terrace leading onto a decked seating area with timber framed pergola beyond. Additionally the gardens are laid to lawn with well stocked raised flower beds and also benefit from a fence perimeter.

In conclusion, a superb contemporary family home with open plan living space and viewing is highly recommended.

## ACCOMMODATION: GROUND FLOOR

### ENCLOSED PORCH

Double opening PVCu double glazed/panelled door set within matching side screens beneath a fan light window and brick arch. Tiled floor. Power point.

### ENTRANCE HALL

A wide reception area approached through an opaque PVCu double glazed front door set within a matching surround. Turned spindle balustrade staircase to the first floor. Leaded light effect stained glass PVCu double glazed window to the side. Karndean parquet effect flooring. Coved cornice. Covered radiator.

### SITTING ROOM

14'3" x 11'4" (4.34 x 3.45)

With the focal point of an exposed brick chimney breast and wood burning stove set upon a stone hearth. Leaded light effect PVCu double glazed bay window to the front with stained glass top lights and plantation shutters. Two wall light points. Coved cornice. Radiator.

### LIVING/DINING KITCHEN

22'5" x 18'0" (6.83 x 5.49)

Planned to incorporate:

### KITCHEN

Fitted with a comprehensive range of shaker style wall and base units beneath marble effect heat resistant work surfaces with inset 1 1/2 bowl stainless steel drainer sink and tiled splash-back. Breakfast bar. Larder units. Integrated appliances include an electric fan oven/grill with combination microwave/oven/grill above and plate warmer below, six ring gas hob with angular extractor hood above, fridge/freezer, dishwasher and wine cooler. Space for an automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed window to the rear. Two velux windows. Recessed LED lighting. Karndean stone effect flooring.



## DINING AREA

With the continuation of the Kardean flooring. Double opening PVCu French windows to the stone paved rear terrace. Velux window. Provision for a wall mounted flat screen television. Radiator.

## LIVING AREA

Attractive full width fitted cupboards with bookcase/display shelving above to the full height. Kardean wood effect flooring. Panelled dado.

## CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low level WC. Opaque timber framed window to the side. Panelled walls and ceiling. Kardean parquet effect flooring.

## FIRST FLOOR

### LANDING

Opaque leaded light effect stained glass PVCu double glazed window at half landing level. Turned spindle balustrade.

### BEDROOM ONE

14'6" x 11'4" (4.42 x 3.45)

A superbly proportioned master bedroom with leaded light effect PVCu double glazed bay window, stained glass top lights and plantation shutters. Radiator.

### BEDROOM TWO

11'10" x 11'4" (3.61 x 3.45)

An excellent double bedroom with delightful views over the gardens through a PVCu double glazed window. Laminate wood flooring. Access to the fully boarded loft space via a retractable ladder. Radiator.

### BEDROOM THREE

7'1" x 6'4" (2.16 x 1.93)

Leaded light effect PVCu double glazed window to the front. Radiator.

### BATHROOM/WC

8'0" x 6'4" (2.44 x 1.93)

Fully tiled and fitted with a modern white/chrome suite comprising vanity wash basin with mixer tap and slant walnut woodgrain texture storage unit, L-shaped bath with thermostatic rain shower above and low level WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear.

### OUTSIDE

Off road parking within the block paved driveway and with gated access to the side.

Landscaped gardens to the rear incorporating decked and paved seating areas plus lawned gardens.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession on completion.

### TENURE

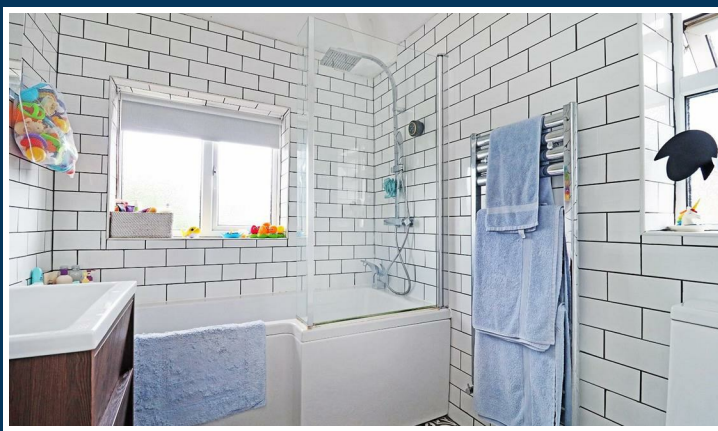
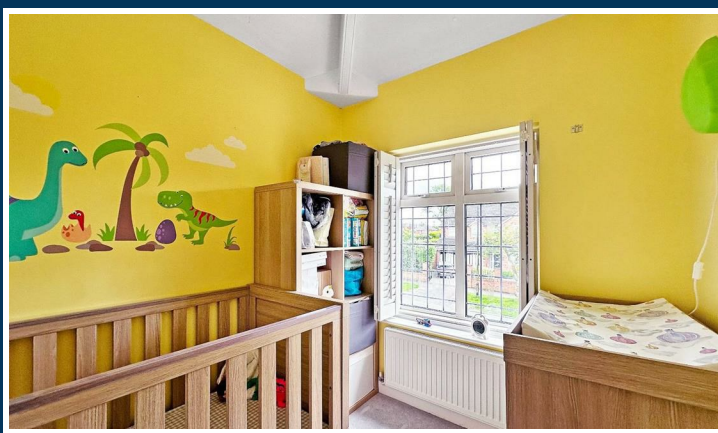
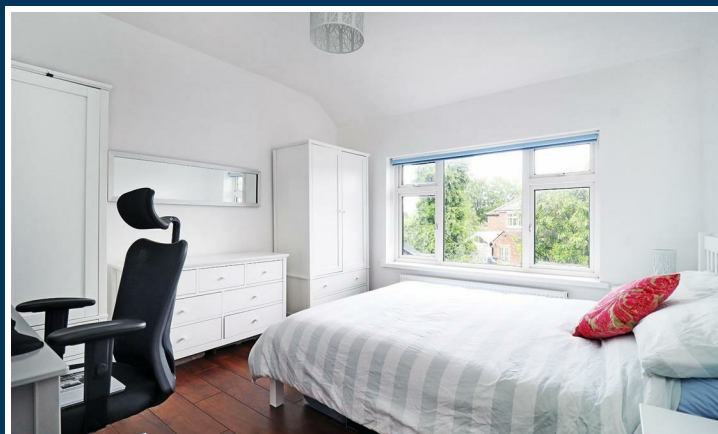
We are informed the property is Freehold. This should be verified by your solicitor.

### COUNCIL TAX

Band "D"

### NOTE

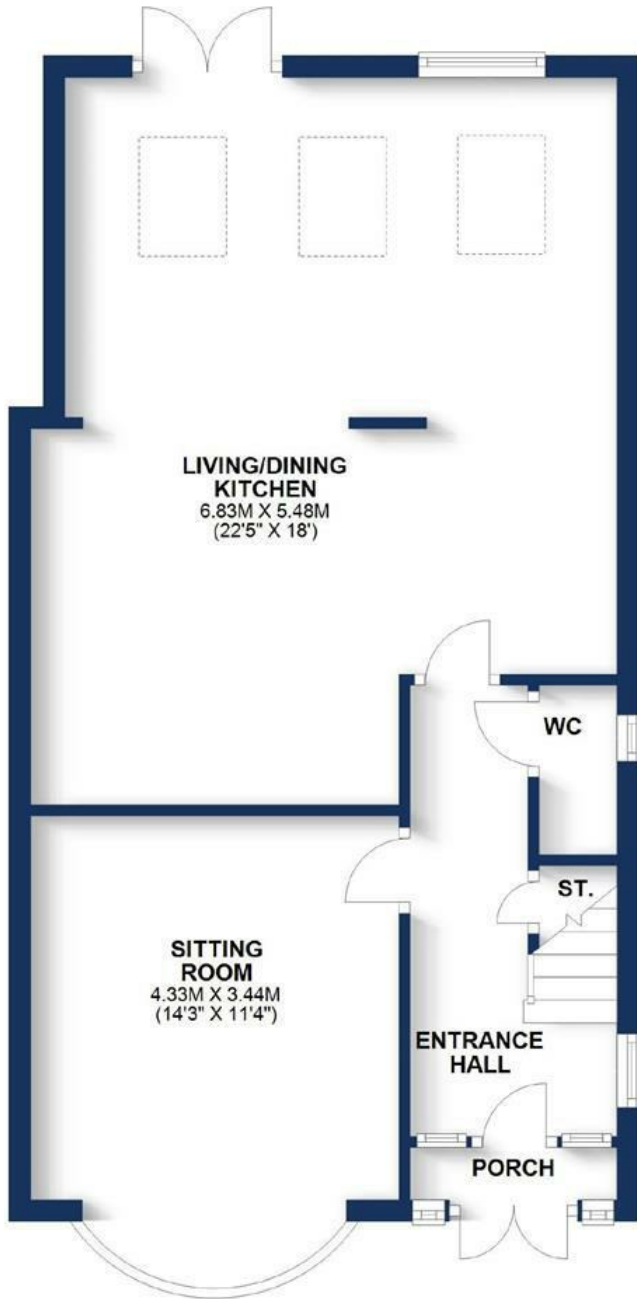
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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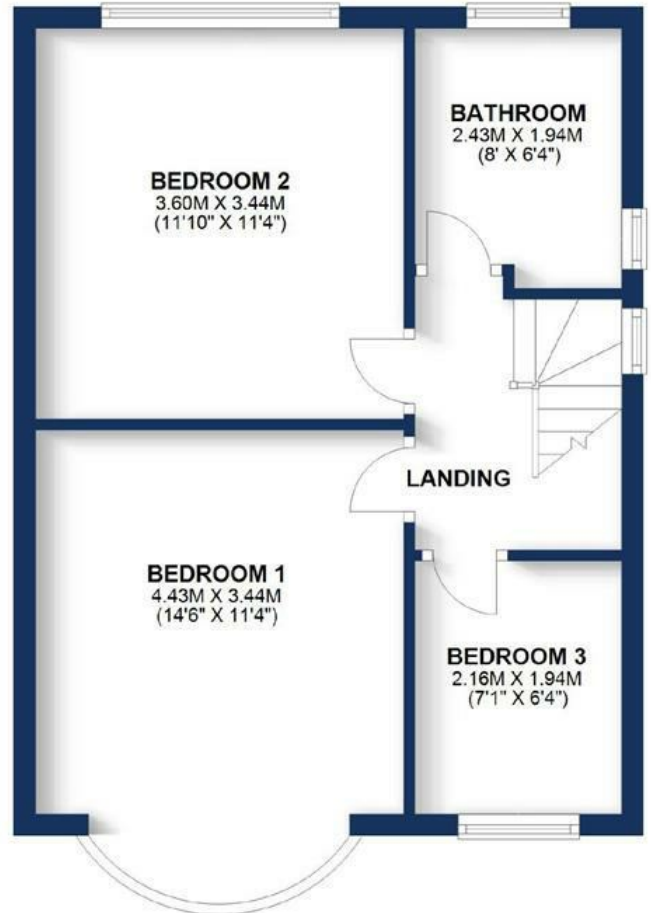
## GROUND FLOOR

APPROX. 56.9 SQ. METRES (612.3 SQ. FEET)



## FIRST FLOOR

APPROX. 40.7 SQ. METRES (438.1 SQ. FEET)



TOTAL AREA: APPROX. 97.6 SQ. METRES (1050.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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