



## 10 NEW FOREST ROAD | BROOKLANDS

£600,000

A superbly proportioned detached family home presented to a high standard and in a sought after location. The accommodation briefly comprises enclosed porch, welcoming entrance hall with cloakroom/WC, inner hallway leads onto the integral garage and provides further storage space and access to a separate study. Towards the side of the property is an impressive breakfast kitchen with modern units and door to the rear gardens and the ground floor accommodation is completed by an exceptional open plan living/dining room with doors onto the rear gardens. To the first floor there are four well proportioned bedrooms serviced by the bathroom/WC and secondary shower room. There is ample off road parking within the driveway and the gardens to the rear incorporate a patio seating area with lawned gardens plus water feature and well stocked flower beds all benefitting from a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: M23 9JU

## DESCRIPTION

Built in 1960 this detached family home has been extended and modernised over the years to create superbly proportioned accommodation which needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto a large welcoming entrance hall with fitted cloaks storage and access to the cloakroom/WC. Towards the front of the property there is an impressive dining kitchen with a comprehensive range of cream units and with access to the rear gardens. Towards the rear of the property an extension provides an impressive open plan living/dining room overlooking and with access to the rear gardens. The ground floor accommodation is completed by a separate study towards the front and there is also access to the integral garage which runs the full depth of the property.

To the first floor there are four well proportioned bedrooms, the master benefitting from fitted wardrobes all serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings and there is also a secondary modern shower room.

Externally there is ample off road parking within the block paved driveway whilst to the rear is a patio seating area with delightful lawns beyond and well stocked flowerbeds incorporating a water feature and screened by a variety of mature shrubs and trees. Beyond the gardens there are views over school playing fields.

The location is ideal being within the catchment area of Sandilands Primary School and with easy access to the surrounding network of motorways and with Timperley village a short distance away. The Metrolink station is available at the top of Brooklands Road providing a commuter service into Manchester.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Composite front door.

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Spindle balustrade staircase to first floor. Cloaks area with fitted storage and door to the integral garage.

#### CLOAKROOM

With WC and wash hand basin. Tiled walls and floor. Opaque leaded and stained glass window to the side. Radiator.

#### BREAKFAST KITCHEN

17'4" x 15'4" (5.28m x 4.67m)

Fitted with a comprehensive range of cream wall and base units with work surfaces over incorporating an enamel steel sink unit. Integrated Neff double oven/grill plus Neff induction hob with stainless steel extractor hood. Space for American style fridge freezer. Integrated Bosch dishwasher. Two PVCu double glazed windows to the front and one to the side. Separate dining area with ample space for dining suite. Radiator. Television aerial point. Stable style composite door provides access to the rear.

#### LIVING/ DINING ROOM

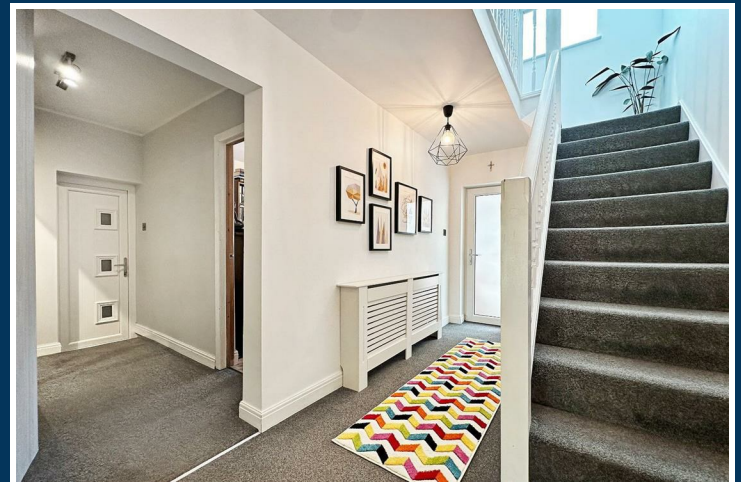
25'3" x 20'5" (7.70m x 6.22m)

An impressive open plan space with ample space for living and dining suites. Sliding PVCu double glazed doors provide access to the rear gardens and there are PVCu double glazed windows to the side and rear. Two radiators. Television aerial point. Telephone point.

#### OFFICE

8'10" x 8'3" (2.69m x 2.51m)

With PVCu double glazed window to the front. Natural wood flooring. Radiator.



## FIRST FLOOR: LANDING

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

## BEDROOM 1

13'9" x 11'0" (4.19m x 3.35m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

## BEDROOM 2

11'3" x 10'0" (3.45m x 3.05m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'1" x 8'7" (2.77m x 2.62m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 4

8'10" x 8'3" (2.69m x 2.51m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'3" x 5'5" (2.51m x 1.65m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side.

## SHOWER ROOM

With tiled shower enclosure with power shower. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor.

## OUTSIDE

### INTEGRAL GARAGE

32'0" x 9'11" (9.75m x 3.02m)

With up and over door to the front. Light and power. Plumbing for washing machine and space for dryer. PVCu double glazed door and window to the rear.

To the front of the property the block paved drive provides off road parking and has adjacent well stocked flowerbeds. To the rear the gardens are a particular feature and incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds incorporating a separate water feature and all screened by a variety of mature shrubs and trees, with a high degree of privacy. Beyond the gardens are views over school playing fields

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

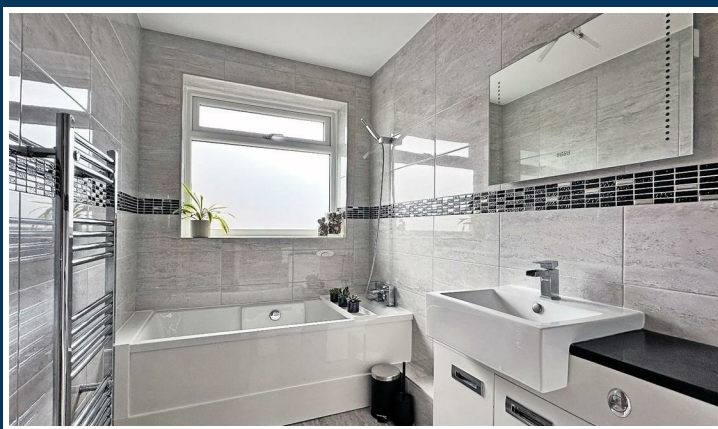
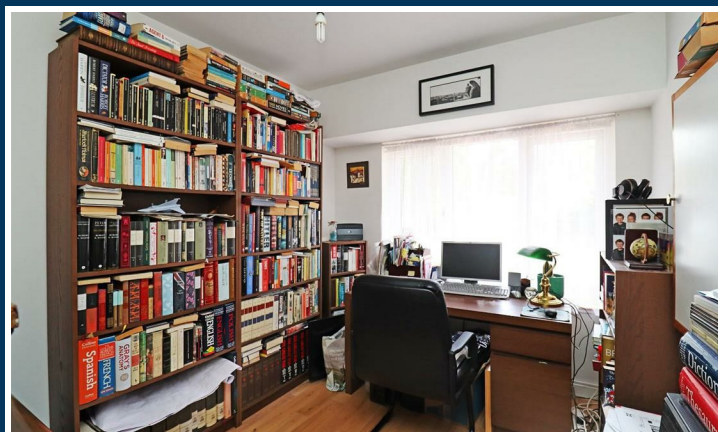
Manchester Band "E"

## TENURE

We are informed the property is Freehold and free from Chief Rent. This should be verified by your Solicitor.

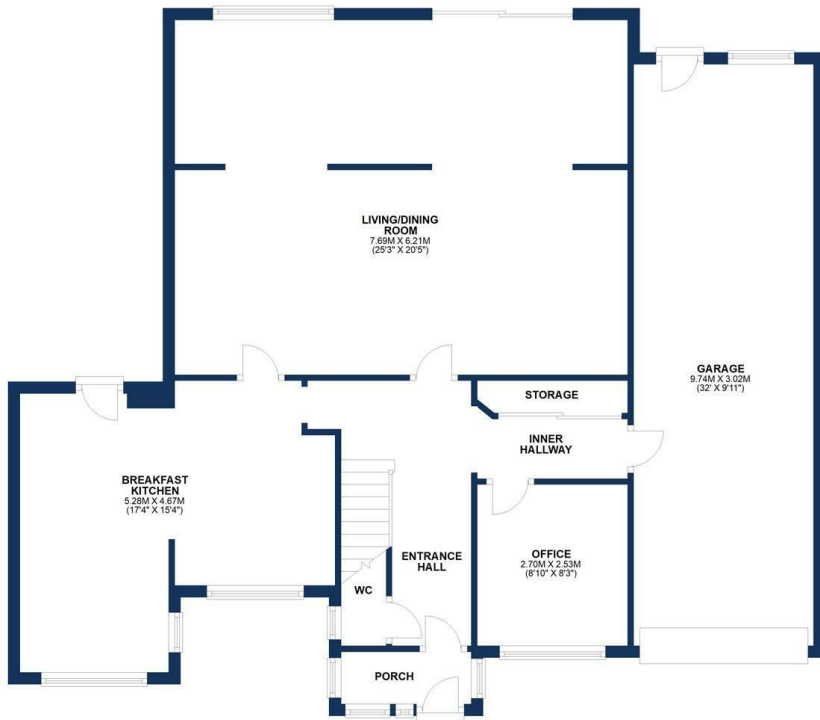
## NOTE

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

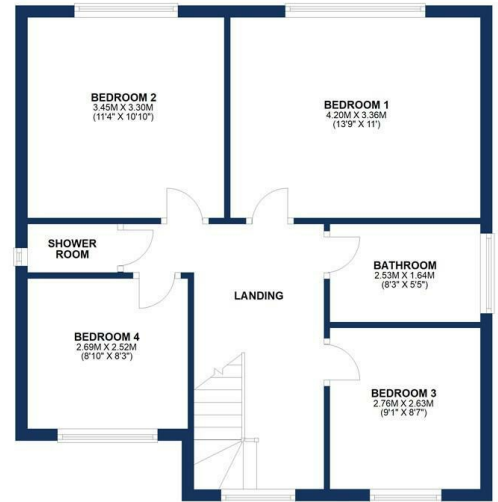


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**GROUND FLOOR**  
APPROX. 121.3 SQ. METRES (1306.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 57.3 SQ. METRES (616.3 SQ. FEET)



TOTAL AREA: APPROX. 178.6 SQ. METRES (1922.4 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