



10 OLIVE ROAD | TIMPERLEY

OFFERS OVER £425,000

An excellent semi detached family home in a sought after location well presented throughout and with gardens that need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, front dining room whilst to the rear is an extended sitting room with double doors leading onto the rear conservatory which in turn leads onto the attractive rear gardens. The ground floor accommodation is completed by the extended breakfast kitchen and cloakroom/WC. To the first floor there are three bedrooms serviced by the family bathroom/WC. To the front of the property the drive provides off road parking and there is gated access to the side. To the rear is a patio seating area with delightful extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day and also with timber framed stuga/summer house and garage. Viewing is highly recommended.

POSTCODE: WA15 6HY

DESCRIPTION

This traditional semi detached family home occupies an enviable position within walking distance of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is well proportioned throughout and has been extended towards the rear to provide excellent living space. The accommodation is approached via the enclosed porch which leads onto the welcoming entrance hall. Towards the front of the property is a separate dining room whilst to the rear the extended living room has a focal point of a solid fuel burner and double doors lead onto the full width rear conservatory. Also towards the rear is an extended breakfast kitchen with door to the side and the ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms, the master benefitting from mirror fronted fitted wardrobes. The family bathroom is fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway and gated access to the side.

To the rear the gardens are a particular feature incorporating a patio seating area with water feature and superb lawns beyond with a high degree of privacy and a southerly aspect to enjoy the sun all day. The rear gardens also have a timber framed stuga/summer house with firepit and detached garage.

A superb family home with beautiful gardens that need to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Laminate flooring.

ENTRANCE HALL

PVCu double glazed front door. Natural wood flooring. Radiator. Picture rail. Spindle balustrade staircase to first floor. Telephone point.

DINING ROOM

13'6" x 11'4" (4.11m x 3.45m)

With PVCu double glazed bay window to the front. Focal point of a cast iron fireplace with tiled hearth. Radiator.

SITTING ROOM

20'9" x 10'5" (6.32m x 3.18m)

A superb main reception room with a focal point of a solid fuel fireplace with granite effect hearth. Plate rail/picture rail. Television aerial point. Ceiling cornice. Double doors to:

CONSERVATORY

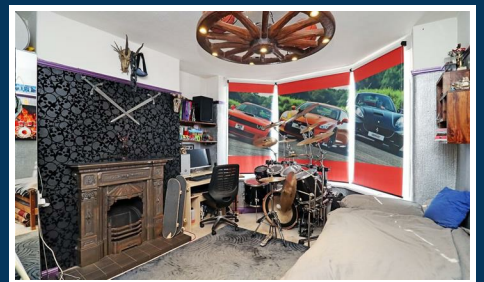
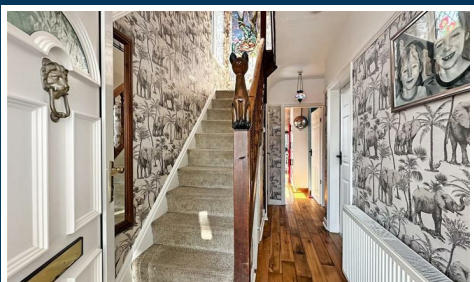
17'1" x 9'8" (5.21m x 2.95m)

PVCu double glazed double doors lead onto the attractive rear gardens. Light and power. Radiator.

BREAKFAST KITCHEN

17'9" x 8'1" (5.41m x 2.46m)

Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Breakfast bar. PVCu double glazed window to the side and rear. Radiator. Tiled splashback. Stable style PVCu double glazed door to the side. Wall mounted gas central heating boiler. Highly efficient LED lighting.



CLOAKROOM

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

FIRST FLOOR

LANDING

BEDROOM 1

13'9" x 11'4" (4.19m x 3.45m)

With leaded effect PVCu double glazed bay window to the front. Mirror fronted wardrobes. Radiator. Picture rail.

BEDROOM 2

11'4" x 10'9" (3.45m x 3.28m)

PVCu double glazed window to the rear. Picture rail. Laminate flooring. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

7'9" x 6'2" (2.36m x 1.88m)

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

BATHROOM

8'3" x 6'0" (2.51m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower, vanity wash basin and WC. Fitted storage. Opaque PVCu double glazed windows to the side and rear. Heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled floor.

OUTSIDE

To the front of the property there is off road parking within the block paved driveway and gated access to the side leading to the garage with light and power. To the side and rear is a patio seating area incorporating a water feature and with delightful extensive lawned gardens beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of a timber framed stuga with seating, firepit and power.

GARAGE

17'6" x 8'0" (5.33m x 2.44m)

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

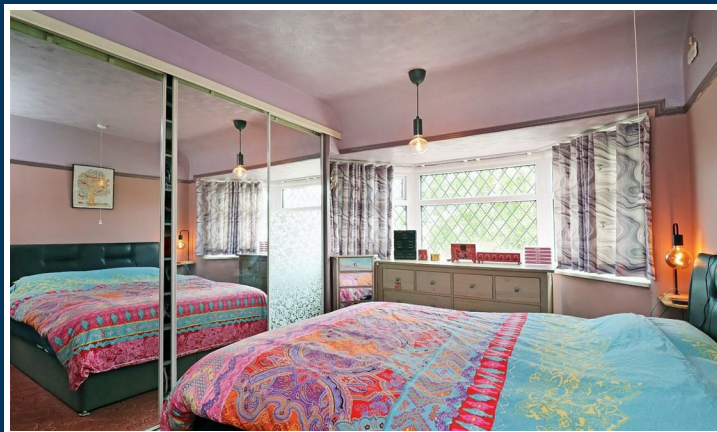
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TENURE

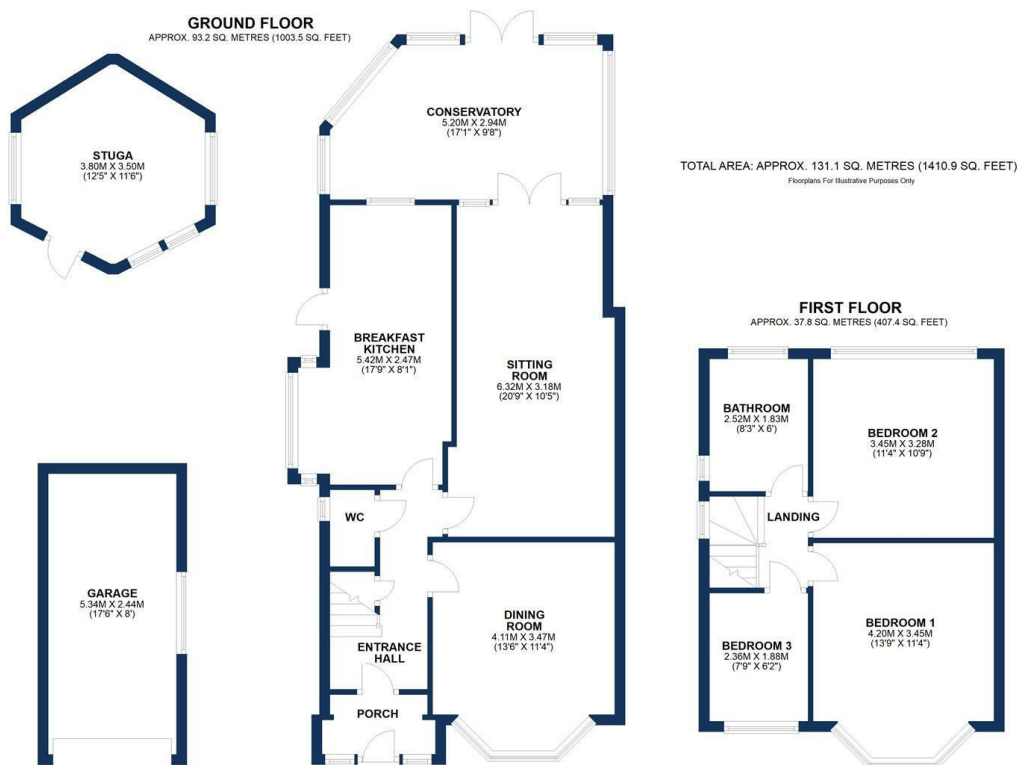
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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