



**| ESKDALE DRIVE | TIMPERLEY**

**OFFERS OVER £200,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned self contained first floor apartment in an ideal location within walking distance of Timperley village centre. The accommodation briefly comprises enclosed entrance vestibule leading to stairs to the first floor, large living room, adjacent fitted kitchen, bathroom and two double bedrooms. There is the added benefit of a private garden to the rear and there is allocated parking plus garage. Viewing is highly recommended.



POSTCODE: WA15 7XU

## DESCRIPTION

Situated within this quiet cul de sac in a highly convenient location approximately a 1/4 mile way from the shopping centre of Timperley village.

This apartment is well proportioned throughout and self contained and has a private enclosed porch providing storage and leads to a staircase up to the first floor. From the landing there is access onto the large sitting room/dining room with adjacent fitted storage cupboard and also access to the breakfast kitchen. Towards the rear of the property there are two well proportioned double bedrooms serviced by the bathroom/WC.

Externally there is off road parking to the rear of the property and there is also the added benefit of a garage. Towards the rear of the property is a private garden laid with artificial grass and with fence borders.

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

A well proportioned apartment in an ideal location and an appointment to view is highly recommended.

## GROUND FLOOR

### PORCH

PVCu double glazed front door with matching side screen. Tiled floor. Access to stairwell to first floor.

### LANDING

PVCu double glazed window to the side. Cloaks area to the bottom of the stairs.

### SITTING/DINING ROOM

**15'32" x 10'6" (4.57m x 3.20m)**

PVCu double glazed window to the front. Laminate flooring. Radiator. Access to large storage cupboard which houses the recently installed combination gas central heating boiler. Access to:

### BREAKFAST KITCHEN

**13'6" x 6'11" (4.11m x 2.11m)**

Fitted with a comprehensive range of wall and base units incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer and plumbing for washing machine. Breakfast bar. Radiator. Tiled splashback. PVCu double glazed window to the front.

### BEDROOM 1

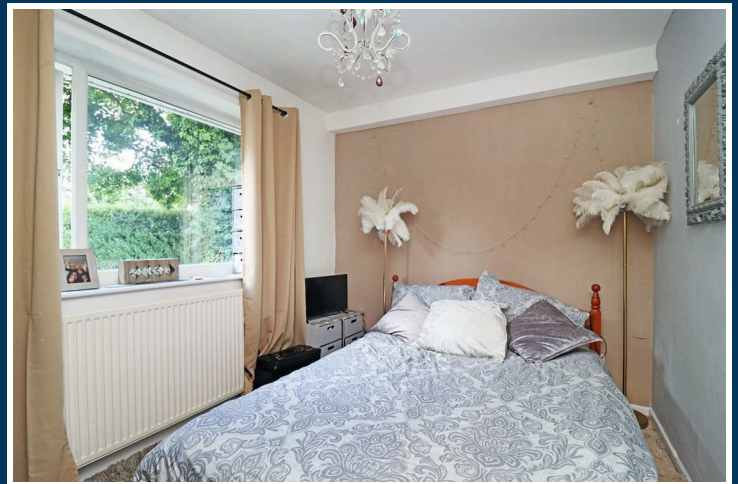
**11'9" x 10'10" (3.58m x 3.30m)**

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 2

**10'5" x 7'11" (3.18m x 2.41m)**

PVCu double glazed window to the rear. Radiator.



## BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

With a suite comprising panelled bath with electric shower over, vanity wash basin and WC. Radiator. Extractor fan. Tiled walls.

## OUTSIDE

Immediately to the rear of the property is a private garden laid with artificial grass and with gated access and fence borders.

There is allocated off road parking plus the added benefit of a garage.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1973 and subject to a Ground Rent of £20.00 per annum. Full details will be provided by vendors Solicitor.

## NOTE

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

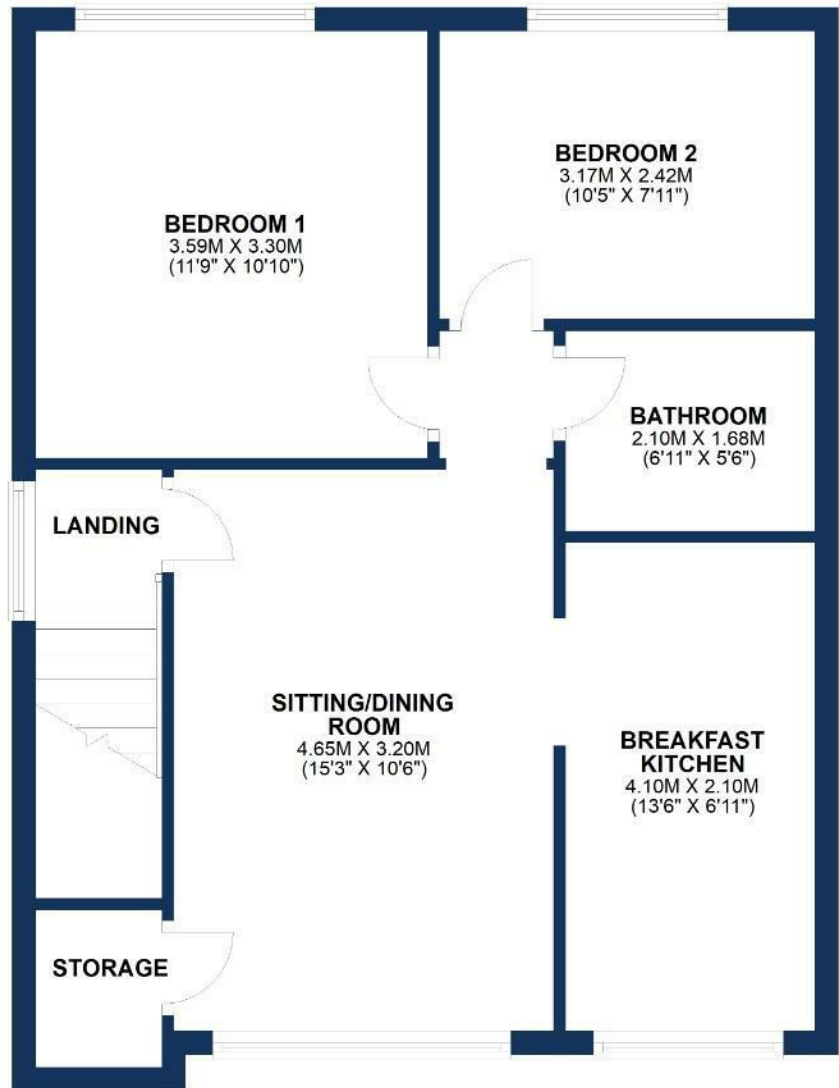


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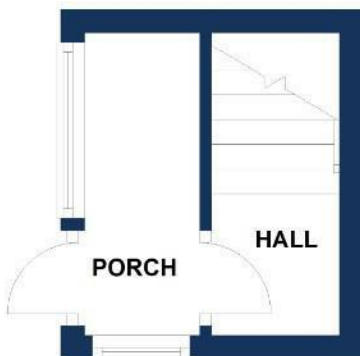
## FIRST FLOOR

APPROX. 55.5 SQ. METRES (597.8 SQ. FEET)



## GROUND FLOOR

APPROX. 5.5 SQ. METRES (58.8 SQ. FEET)



TOTAL AREA: APPROX. 61.0 SQ. METRES (656.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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