



66 CHURCHSTOKE WALK | MANCHESTER

OFFERS IN THE REGION OF £200,000

NO ONWARD CHAIN A mid terraced family home superbly proportioned throughout and enjoying a high degree of privacy both to the front and rear. The accommodation briefly comprises entrance hall with four storage cupboards, fitted kitchen, full width open plan sitting/dining room with door onto the rear gardens, two excellent double bedrooms serviced by the shower room with separate WC. Gated courtyard garden to the front whilst to the rear the gardens are paved for easy maintenance and have a gate leading onto the communal parking area to the rear. Viewing is highly recommended.

POSTCODE: M23 9AD

DESCRIPTION

A well proportioned mid terraced family home lying within a popular residential location approximately 1 mile from the shopping centre of Timperley village. There are good transport services into the market town of Altrincham and the location is also ideally suited for access to the surrounding network of motorways and the Metrolink station providing a commuter service into Manchester.

The accommodation is approached via an entrance hallway with superb storage areas and with door leading onto the kitchen. The kitchen is fitted with a comprehensive range of wall and base units and sliding doors then lead onto an impressive full width sitting/dining room. The reception room has a door leading onto the gardens to the rear. To the first floor the master bedroom benefits from an adjacent walk in wardrobe and there is a second double bedroom with fitted wardrobes. The accommodation is completed by the shower room with separate WC.

Externally to the front of the property gated access leads onto the courtyard garden whilst to the rear the gardens are flagged for easy maintenance and there is gated access onto the communal parking areas.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With PVCu double glazed front door. Four storage cupboards.

KITCHEN

11'10" x 7'5" (3.61m x 2.26m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel 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. Tiled splashback. PVCu double glazed window to the front. Meter cupboard. Sliding doors to:

SITTING/DINING ROOM

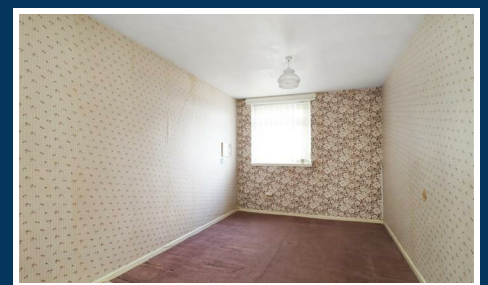
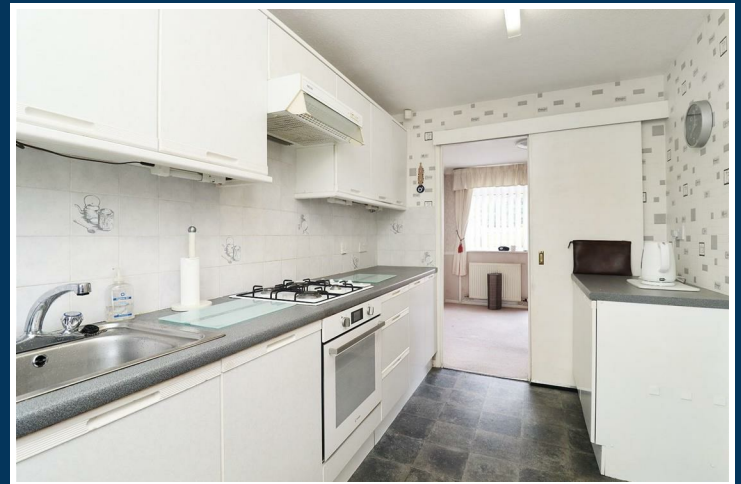
19'10" x 12'3" (6.05m x 3.73m)

Running the full width of the property and with ample space for living and dining suites. Two PVCu double glazed windows to the rear and door providing access to the rear gardens. Two radiators. Ceiling cornice. Dado rail. Electric fireplace. Telephone point. Television aerial point.

FIRST FLOOR

LANDING

With opaque PVCu double glazed window to the front. Radiator. Airing cupboard housing Worcester combination gas central heating boiler.



BEDROOM 1

14'6" x 10'10" (4.42m x 3.30m)

A superb double bedroom with PVCu double glazed window to the rear. Fitted wardrobes with overhead cupboards and matching bedside cabinets. There is an additional walk in wardrobe with loft access hatch. Radiator. Ceiling cornice.

BEDROOM 2

15'10" x 8'8" (4.83m x 2.64m)

With PVCu double glazed window to the rear. Fitted wardrobe.

SHOWER ROOM

5'9" x 5'1" (1.75m x 1.55m)

Set up as a wet room with shower area and wash hand basin. Opaque PVCu double glazed window to the front. Tiled walls. Extractor fan. Wall mounted heater.

SEPARATE WC

With WC and opaque PVCu double glazed window to the front.

OUTSIDE

To the front of the property gated access leads onto a courtyard garden whilst to the rear the gardens are paved for easy maintenance and there is gated access into the communal parking area at the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

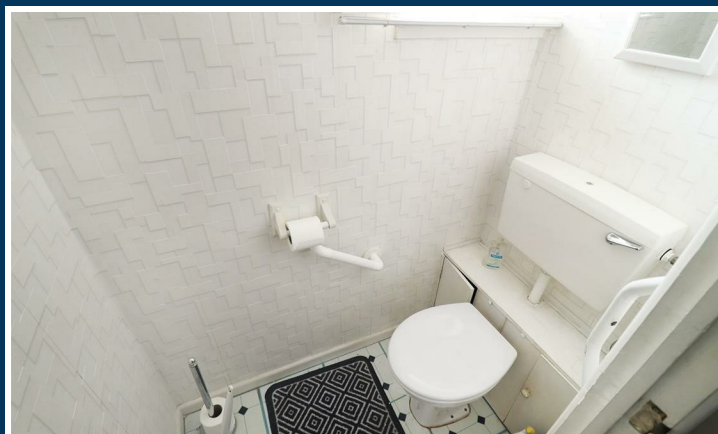
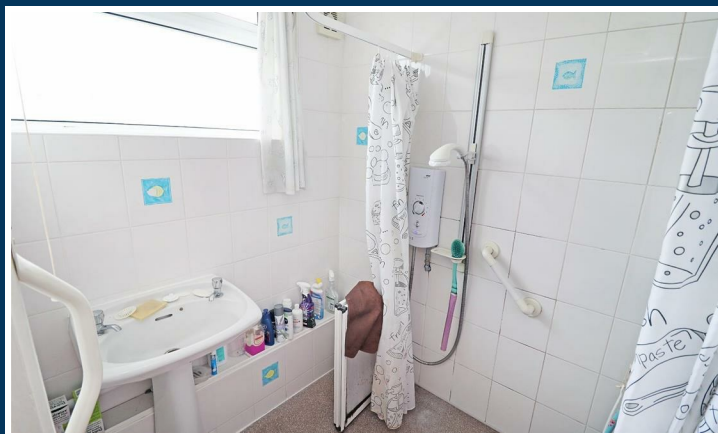
Manchester Band "A"

TENURE

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

NOTE

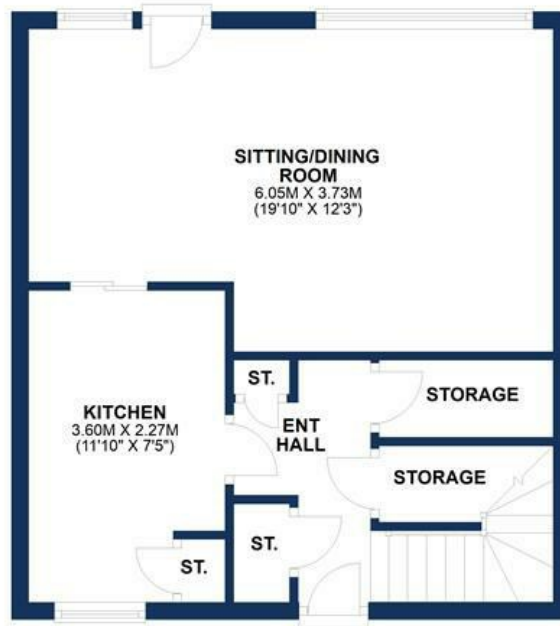
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 40.0 SQ. METRES (431.0 SQ. FEET)



FIRST FLOOR

APPROX. 40.0 SQ. METRES (431.0 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (861.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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