



6 CARLIN GATE | TIMPERLEY

OFFERS OVER £560,000

A superbly proportioned detached family home occupying an enviable location within this quiet cul de sac close to the village centre and within easy reach of Altrincham town centre. The accommodation briefly comprises canopy porch, entrance hall, large sitting room with wood burning stove, impressive L shaped dining kitchen with adjacent shower room/WC and with bi folding doors to the delightful rear gardens, three double bedrooms plus bathroom/WC and additional shower room to the first floor. Off road parking to the front with gated access then leading to the side. To the rear the gardens incorporate a paved terraced seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7SL

DESCRIPTION

Occupying an enviable position within this quiet cul de sac ideally located being 1/2 a mile from the village centre and a little over a mile from the more comprehensive shopping centre of Altrincham and well placed for highly regarded primary and secondary schools including The Willows primary school and Wellington School.

This particular property is a traditional detached family home that has been extended to provide superb living accommodation. The property is approached via a canopy porch leading onto the entrance hall with natural wood flooring and with door leading onto a large sitting room with a focal point of a wood burning stove set upon a flagged hearth. Double glass panelled door then lead onto the impressive L shaped dining kitchen with 5 metre bi folding doors leading to the rear gardens. Adjacent to the kitchen is a rear hallway with access to the side and also the ground floor shower room/WC. To the first floor there are three excellent double bedrooms serviced by the bathroom/WC fitted with a white suite with chrome fittings and there is also an additional shower room.

Externally there is off road parking within the driveway and gated access then leads to the side. Accessed via the dining kitchen there is a paved seating terrace with delightful lawned gardens beyond with fence border.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Glass panelled hardwood front door. Opaque leaded PVCu double glazed window to the front. Natural wood flooring. Radiator. Understairs storage cupboard. Spindle balustrade staircase to first floor. Ceiling cornice. Picture rail.

SITTING ROOM

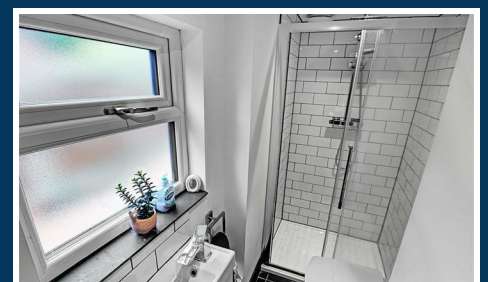
22'9" x 12'2" (6.93m x 3.71m)

With a focal point of a wood burning stove set upon a flagged hearth and with tiled insert. Leaded effect PVCu double glazed bay window to the front. Ceiling cornice. Picture rail. Television aerial point. Telephone point. Two radiators. Double glass panelled doors to:

L SHAPED DINING KITCHEN

25'11" x 22'5" maximum measurements (7.90m x 6.83m maximum measurements)

A superb open plan space fitted with a comprehensive range of cream wall and base units with work surfaces over plus central island incorporating a Belfast style sink unit with hose tap and instant hot water tap. Space for American style fridge freezer. Space for range oven. Extractor hood. Integrated dishwasher and washing machine. Three radiators. PVCu double glazed bay window to the side. Tiled floor throughout. Tiled splashback. 5 meter bi folding doors providing access to the paved seating terrace with lawned gardens beyond. Two remote Velux window to the rear with rain sensors. Cupboard housing Worcester combination gas central heating boiler. Opening to:



INNER HALLWAY

Composite door to the side. Tiled floor. Access to:

SHOWER ROOM

With tiled shower cubicle. WC and vanity wash basin. Radiator. Tiled floor and splashback. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Opaque leaded effect double glazed window to the front and opaque PVCu double glazed window to the side. Radiator. Picture rail.

BEDROOM 1

14'5" x 12'2" (4.39m x 3.71m)

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

BEDROOM 2

11'4" x 10'0" (3.45m x 3.05m)

With PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3

12'2" x 7'11" (3.71m x 2.41m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'10" x 5'11" (2.08m x 1.52m`3.35m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Tiled walls and floor. Heated towel rail. Storage cupboard. Recessed low voltage lighting.

SHOWER ROOM

Set as though a wetroom fully tiled with shower and opaque leaded effect PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access to the side. To the side is a water feed. To the rear and accessed via the open plan living dining kitchen there is a paved seating terrace with delightful lawned gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

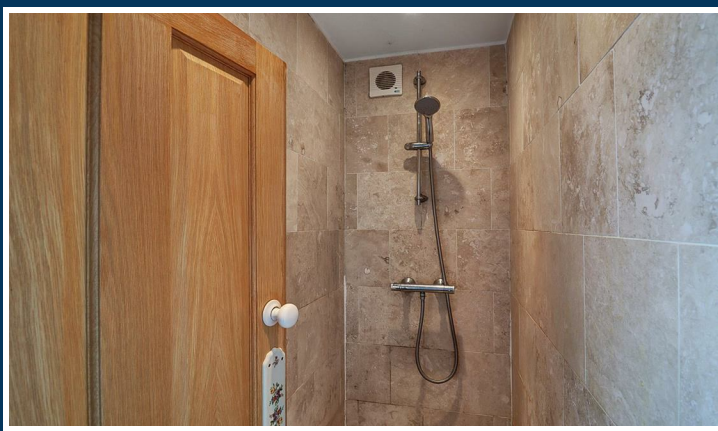
Band "E"

TENURE

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

NOTE

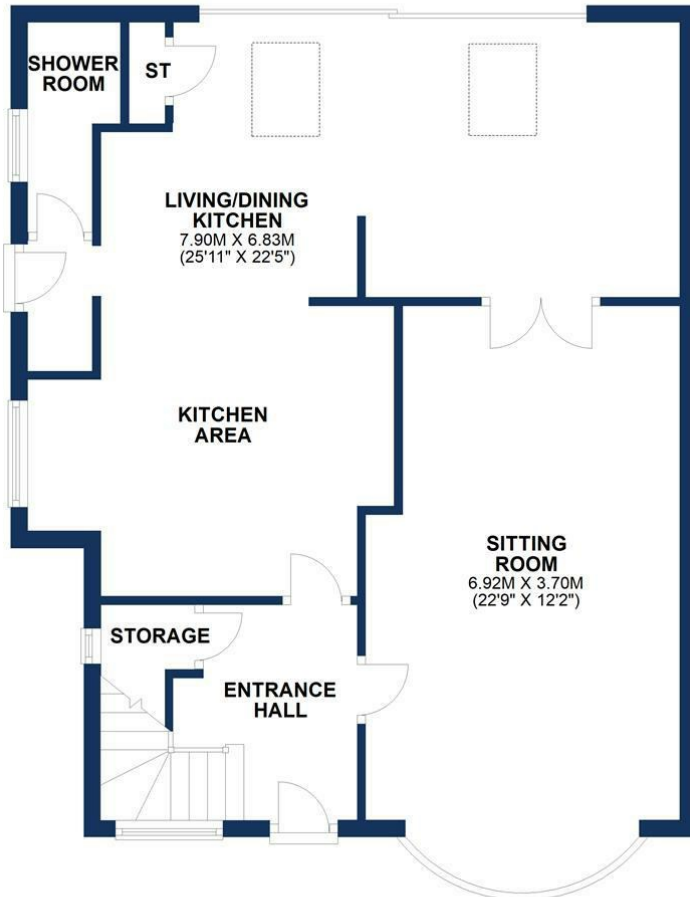
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 69.9 SQ. METRES (752.5 SQ. FEET)



FIRST FLOOR

APPROX. 48.1 SQ. METRES (517.8 SQ. FEET)



TOTAL AREA: APPROX. 118.0 SQ. METRES (1270.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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