



23 LEICESTER AVENUE | TIMPERLEY

OFFERS OVER £385,000

\*\*\*NO ONWARD CHAIN\*\*\* A well presented semi detached family home ideally located within easy reach of Timperley Metrolink station and Timperley village centre. The accommodation briefly comprises enclosed porch leading onto the entrance hall, full depth sitting/dining room with doors leading onto the rear conservatory which in turn provides access onto the westerly facing gardens, fitted kitchen with door to the side, three bedrooms and bathroom/WC. Off road parking within the driveway to the front with gated access to the rear. To the rear the gardens incorporate paved and decked seating areas with gardens laid with artificial grass. Detached garage. Viewing is highly recommended to appreciate the potential on offer.



**POSTCODE: WA15 6HR**

## DESCRIPTION

An attractive bay fronted semi detached family home offering well proportioned accommodation which is well presented and with delightful westerly facing gardens to the rear.

The location contains a variety of semi detached and detached houses with mature surroundings well placed for local shops, the village centre and within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station providing a commuter service into Manchester.

The accommodation is approached via an enclosed porch leading onto the entrance hallway which in turn leads onto the superb sitting/dining room with sliding doors leading onto a rear conservatory. From the conservatory there are double doors leading onto the attractive westerly facing gardens. The ground floor accommodation is completed by the fitted kitchen with space for all appliances and access to the side.

To the first floor there are three bedrooms serviced by the modern shower room/WC.

Externally there is ample off road parking within the block paved driveway and gated access leads to the side and rear. Towards the rear there are patio and decked seating areas with lawns laid with artificial grass all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is the added benefit of a detached garage.

A superb family home in an ideal location with much further potential and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

**7'9" x 6'9" (2.36m x 2.06m)**

With hardwood glass style front door. Opaque leaded and stained glass side screen. Radiator. Spindle balustrade staircase to first floor.

#### KITCHEN

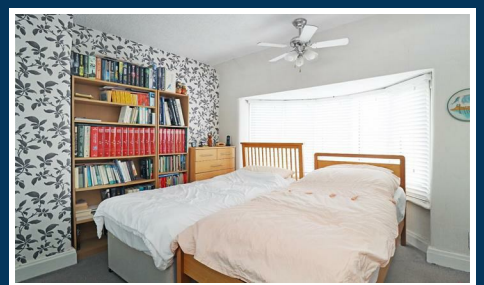
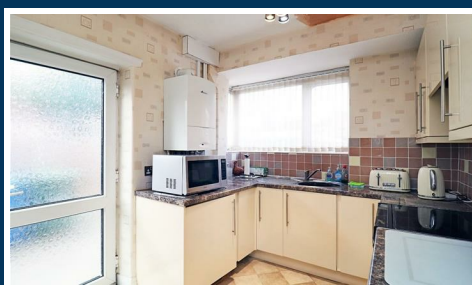
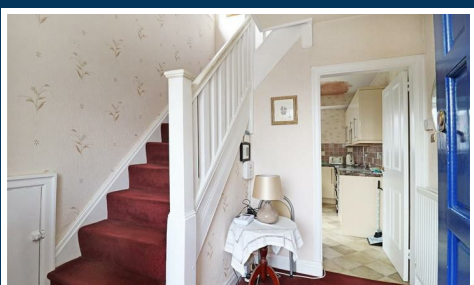
**9'0 x 7'9" (2.74m x 2.36m)**

Fitted with a range of high gloss wall and base units with work surfaces over incorporating stainless sink unit with drainer. Space for cooker and fridge freezer. Integrated washing machine. Wall mounted Worcester combination gas central heating boiler. Radiator. PVCu double glazed window overlooks the rear garden. PVCu door provides access to the side. Tiled splashback. Under stairs storage cupboard.

#### SITTING ROOM

**21'6" x 10'6" (6.55m x 3.20m)**

Running the full depth of the property with ample space for living and dining suites. Focal point of an electric fireplace. PVCu double glazed bay window to the front. Two radiators. Television aerial point. Telephone point.



## CONSERVATORY

9'8" x 8'7" (2.95m x 2.62m)

With PVCu double glazed double doors to the rear garden. Radiator.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

13'1" x 10'6" (3.99m x 3.20m)

With PVCu double glazed bay window to the front. Mirror fronted fitted wardrobes. Radiator.

### BEDROOM 2

10'9" x 8'6" (3.28m x 2.59m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

7'9" x 6'11" (2.36m x 2.11m)

With PVCu double glazed window to the front. Radiator.

## BATHROOM

7'6" x 6'11" (2.29m x 2.11m)

Fitted with a contemporary suite comprising shower enclosure plus vanity wash basin and WC. Two opaque PVCu double glazed windows to the side. Tiled walls and floor. Chrome heated towel rail. Extractor fan.

## OUTSIDE

To the front of the property the block paved drive provides ample off road parking and there is gated access towards the side and rear. To the rear the gardens incorporate patio and decked seating areas with gardens laid with artificial grass all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also the added benefit of the garage.

## SERVICES:

All main services are connected.

## POSSESSION:

Vacant possession upon completion.

## COUNCIL TAX:

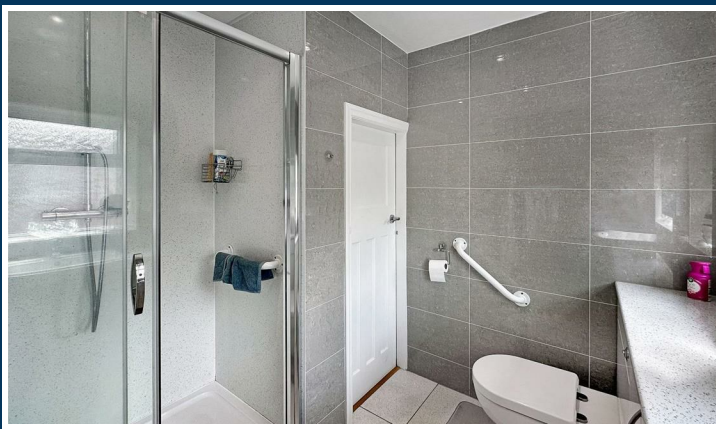
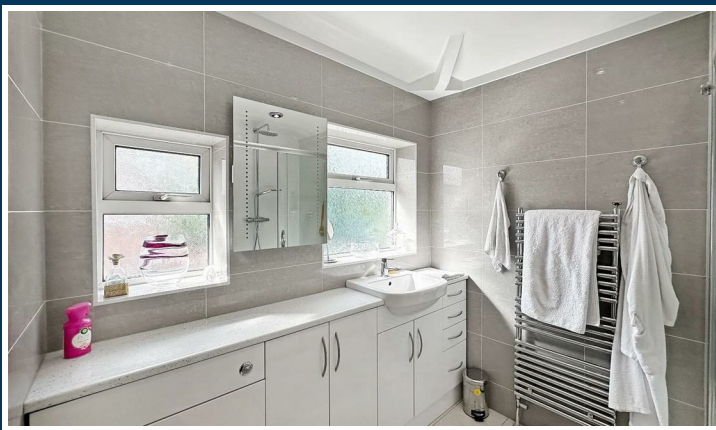
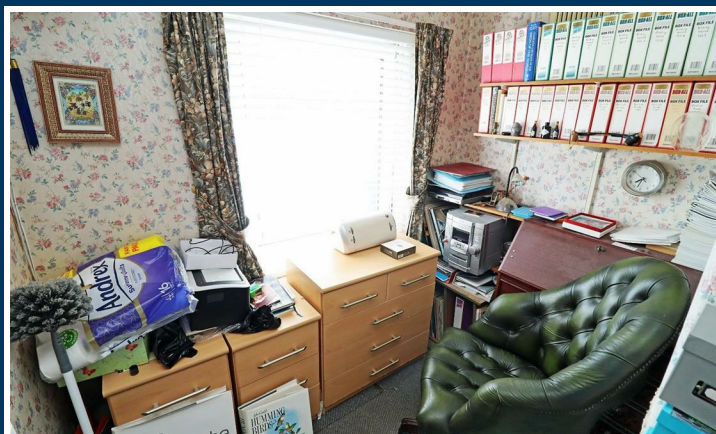
Trafford Borough Council Band C

## 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.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



## GROUND FLOOR

APPROX. 43.2 SQ. METRES (465.3 SQ. FEET)



## FIRST FLOOR

APPROX. 33.8 SQ. METRES (363.3 SQ. FEET)



TOTAL AREA: APPROX. 77.0 SQ. METRES (828.6 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