



## 10 BUCKINGHAM WAY | TIMPERLEY

OFFERS OVER £950,000

An exceptional detached family home with superb gardens to the front and rear and beautifully presented living space throughout. The accommodation briefly comprises enclosed porch, entrance hall providing access to a superb front sitting room whilst to the other side is a separate family room leading onto the office. Towards the rear of the property and running the full width is an impressive open plan living dining kitchen complete with central island and adjacent large utility room. The ground floor accommodation is completed by the shower room/WC. To the first floor the principal bedroom has an adjacent dressing room and en-suite shower room/WC. There is a second guest bedroom with en-suite shower room/WC and two further double bedrooms serviced by the family bathroom/WC. Extensive off road parking to the front with adjacent gardens whilst to the rear a patio seating area leads onto delightful lawned gardens with further seating area beyond. A superb family home and viewing is essential to appreciate the standard and proportions of accommodation on offer.



POSTCODE: WA15 6PQ

## DESCRIPTION

This exceptional detached family home has been extended over recent years to create beautifully presented and superbly proportioned accommodation throughout.

An enclosed porch leads onto the entrance hallway which provides access to the large sitting room to one side whilst to the other is a separate family room/playroom which leads onto a useful office/study at the front. Towards the rear of the property the extension has provided an impressive open plan living dining kitchen which needs to be seen to be appreciated. A range of quality units incorporate a central island and there are two separate doors leading to the attractive rear garden. Adjacent to the open plan space is an excellent utility room and the ground floor accommodation is completed by the shower room/WC.

To the first floor the principal bedroom benefits from an adjacent dressing room plus en-suite shower room/WC. There is a guest bedroom also with en-suite shower room/WC and two further bedrooms serviced by the family bathroom/WC.

The plot is superb providing off road parking for several vehicles within the driveway to the front and there are adjacent lawned gardens.

To the rear and accessed via the open plan space is a patio seating area with delightful lawned gardens beyond and further patio seating area. The rear gardens also incorporate a water feature and there are external light and power points.

The location is ideal being within walking distance of Timperley village centre and also lying within the catchment area of highly regarded primary and secondary schools primarily being within walking distance of The Willows Primary School and Wellington School. Timperley and Navigation Road Metrolink stations are close by as is Timperley Health Centre.

Viewing is highly recommended to appreciate the standard of accommodation and plot on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Composite front door. Opaque double glazed side screen. Tiled floor. Underfloor heating. Low voltage lighting. PVCu double glazed glass panelled door to:

#### ENTRANCE HALL

Natural wood flooring. Spindle balustrade staircase to first floor. Under stairs storage area. Radiator.

#### SITTING ROOM

**16'4" x 15'10" (4.98m x 4.83m)**

With PVCu double glazed window to the front with plantation shutters. Radiator. Television/data point. Recessed low voltage lighting. Velux window to the front.

#### OPEN PLAN LIVING DINING KITCHEN

**34'0" x 21'4" (10.36m x 6.50m)**

A superb open plan space with a comprehensive range of high gloss wall and base units with quartz work surface over incorporating a central island with breakfast bar and 1 1/2 bowl sink unit. Integrated double oven/grill plus microwave. Five ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Space for living and dining suites. Partially underfloor heated. Three radiators. Television aerial point. Sliding doors provide access to the rear garden as do adjacent bi-folding doors. Composite door to the rear. Six velux windows providing ample natural light and with inset LED lighting and two of which are remotely operated and with rain sensors. Part tiled floor. Part wood flooring. Ceiling cornice.

#### UTILITY

**15'6" x 5'10" (4.72m x 1.78m)**

With a continuation of units from the kitchen plus work surface with plumbing for washing machine and space for dryer beneath. Wall mounted Vaillant combination gas central heating boiler. Tiled floor. Underfloor heating. Recessed low voltage lighting. Extractor fan.

#### FAMILY ROOM

**13'2" x 11'9" (4.01m x 3.58m)**

With PVCu double glazed window to the side. Natural wood flooring. Recessed low voltage lighting. Ceiling cornice.

#### OFFICE

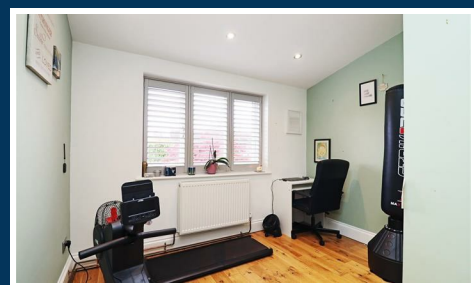
**11'4" x 10'0" (3.45m x 3.05m)**

PVCu double glazed window to the front with plantation blinds. Natural wood flooring. Two radiators. Velux window to the front. Recessed low voltage lighting.

#### SHOWER ROOM

**6'0" x 4'10" (1.83m x 1.47m)**

With a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Tiled floor. Recessed low voltage lighting. Extractor fan. Velux window to the front. Chrome heated towel rail. Underfloor heating.



## FIRST FLOOR

### LANDING

Loft access hatch. Ceiling cornice.

### BEDROOM 1

11'9" x 10'8" (3.58m x 3.25m)

With PVCu double glazed window to the rear. Recessed low voltage lighting. Radiator.

### DRESSING ROOM

PVCu double glazed window to the rear. Recessed low voltage lighting.

### EN-SUITE

7'8" x 6'3" (2.34m x 1.91m)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Tiled floor. Heated towel rail. Underfloor heating. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2

11'8" x 10'8" (3.56m x 3.25m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

### EN-SUITE

7'8" x 4'7" (2.34m x 1.40m)

With white suite with chrome fittings comprising shower enclosure, wash hand basin and WC. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled floor. Underfloor heating.

### BEDROOM 3

11'9" x 11'8" (3.58m x 3.56m)

With PVCu double glazed window to the front. with plantation shutters. Fitted wardrobes. Radiator.

### BEDROOM 4

10'8" x 8'7" (3.25m x 2.62m)

PVCu double glazed window to the rear overlooking the rear garden. Laminate flooring. Radiator. Television aerial point.

### BATHROOM

8'10" x 5'4" (2.69m x 1.63m)

With a white suite with chrome fittings comprising panelled bath, vanity wash basin and WC. Heated towel rail. Half tiled walls. Tiled floor. Underfloor heating. Opaque PVCu double glazed window to the rear.

### OUTSIDE

To the front of the property the block paved driveway provides ample off road parking for several vehicles and there is an adjacent lawned garden with mature hedge borders. Gated access leads to the side.

Immediately to the rear and accessed via the open plan space is a patio seating area with delightful lawns beyond with further covered seating area. Well stocked flowerbeds plus light, power and water feature.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

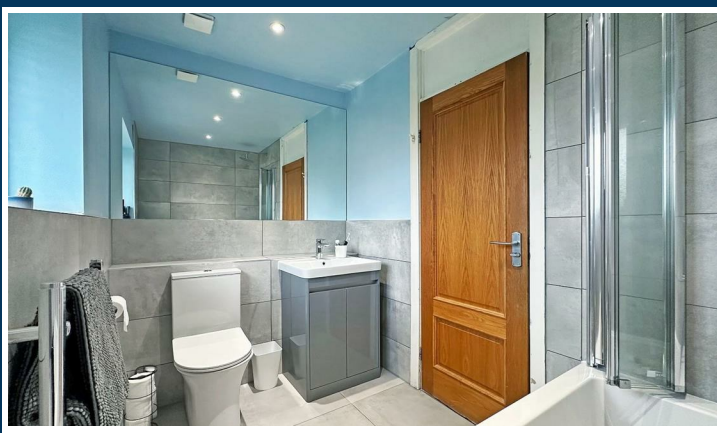
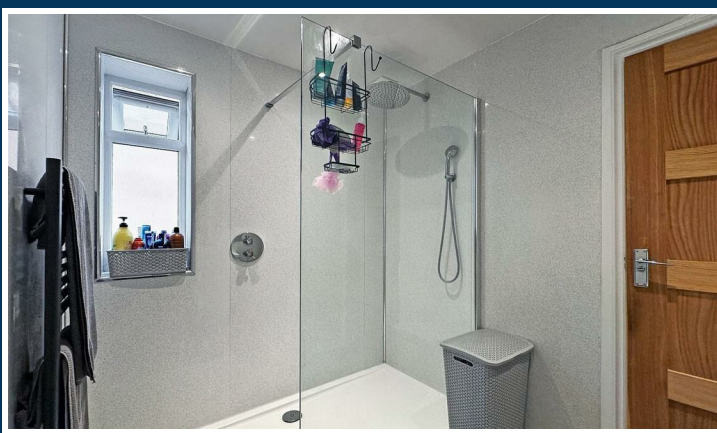
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### TENURE

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

### NOTE

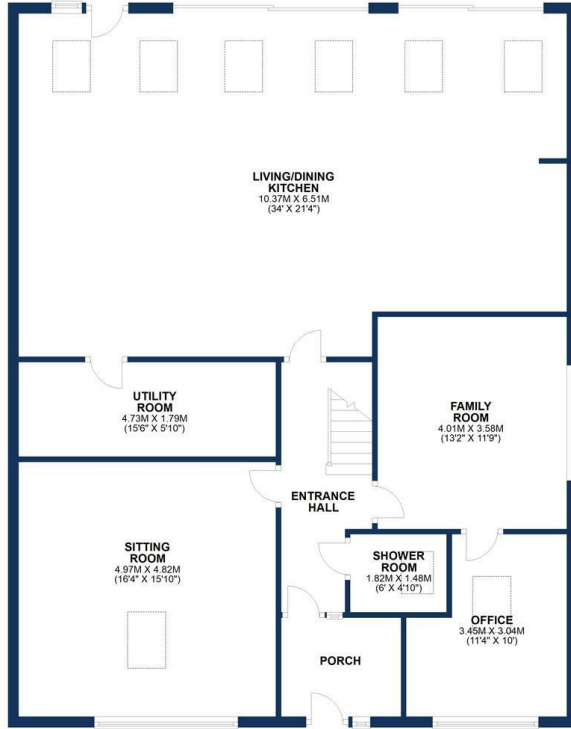
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



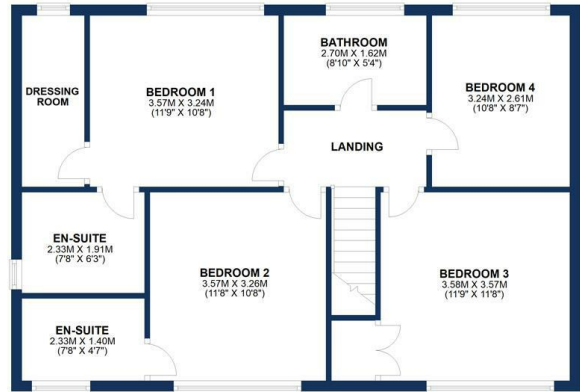
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**GROUND FLOOR**  
APPROX. 137.9 SQ. METRES (1484.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 71.6 SQ. METRES (771.1 SQ. FEET)



TOTAL AREA: APPROX. 209.5 SQ. METRES (2255.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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