



4 FAIRYWELL ROAD | TIMPERLEY

OFFERS OVER £425,000

A superb semi detached family home in an ideal location which has been extended over the years to create excellent living accommodation that needs to be seen to be appreciated. The entrance hall provides storage space and access to the first floor and also the sitting room to the front. The sitting room leads onto a separate dining room which in turn opens onto an impressive living room with doors leading onto the southerly facing gardens and also opening onto the fitted kitchen. A further hallway to the rear has a doorway to the front and also provides access to the shower room /W/C and separate utility room with door to the rear. At first floor level there are three well proportioned bedrooms serviced by the family bathroom/W/C. Externally there is off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with a high degree of privacy and a southerly aspect to enjoy the sun all day. Detached brick built store. Viewing is highly recommended.

POSTCODE: WA15 6XA

DESCRIPTION

A superbly proportioned and extended semi detached family home providing excellent living space beautifully presented throughout and with southerly facing gardens to enjoy the sun all day.

Upon entering the property the entrance hall provides access to the front sitting room which in turn leads onto a separate dining room. To the rear is a superb full width living area over 20' wide and opening onto the fitted kitchen. This extended open plan space also has double doors leading onto the south facing rear gardens and there is a further entrance vestibule providing access to the downstairs shower room/WC plus separate utility room. To the first floor there are three excellent bedrooms and the accommodation is completed by the modern family bathroom/WC. Externally the driveway provides off road parking to the front and has an adjacent lawned garden. To the rear is a patio seating area with delightful lawned gardens beyond with fence borders and benefitting from a southerly aspect to enjoy the sun all day. There are also external power and water points.

The location is ideal being close to Timperley village centre and within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque glass panelled PVCu double glazed front door. Stairs to first floor. Laminate flooring. Radiator. Under stairs storage cupboard.

SITTING ROOM

15'5" x 11'8" (4.70m x 3.56m)

With a focal point of a living flame gas fire with marble effect surround and hearth. PVCu double glazed window to the front. Radiator. Laminate flooring. Ceiling cornice. Television aerial point. Telephone point. Opening to:

DINING ROOM

9'5" x 8'7" (2.87m x 2.62m)

With ample space for dining suite. Ceiling cornice. Radiator. Opening to:

LIVING ROOM

19'9" x 10'9" (6.02m x 3.28m)

With ample space for living and/or dining suite. Laminate flooring. Two radiators. Two Velux windows to the rear and PVCu double glazed window overlooking the rear garden. PVCu double glazed double doors provide access to the rear gardens. Opening to:

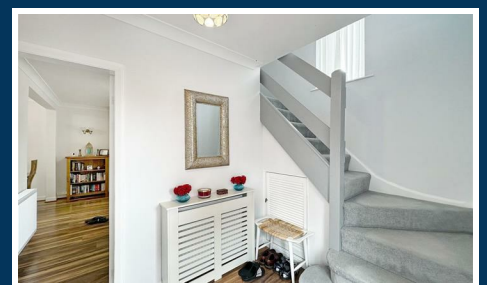
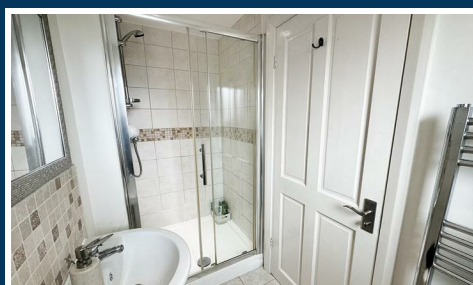
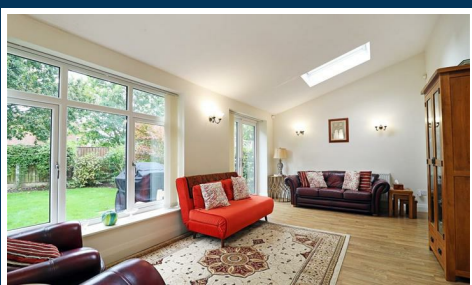
KITCHEN

12'0" x 8'7" (3.66m x 2.62m)

With a range of cream wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven. Integrated fridge. Space for dishwasher. Tiled splashback. Tiled floor. PVCu double glazed window to the side. Recessed low voltage lighting.

REAR ENTRANCE HALL

Laminate flooring. PVCu double glazed door to the front.



SHOWER ROOM

8'3" x 3'9" (2.51m x 1.14m)

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

UTILITY

8'11" x 7'2" (2.72m x 2.18m)

With work surface with plumbing for washing machine beneath and space for dryer. Wall mounted Glow Worm combination gas central heating boiler. Laminate flooring. Radiator. PVCu double glazed window to the side. PVCu double glazed door provides access to the rear gardens. Space for American style fridge freezer.

FIRST FLOOR

LANDING

PVCu double glazed window to the front.

BEDROOM 1

12'5" x 9'10" (3.78m x 3.00m)

With PVCu double glazed window to the front. Fitted wardrobes and desk. Radiator. Ceiling cornice.

BEDROOM 2

12'5" x 10'8" (3.78m x 3.25m)

With PVCu double glazed window overlooking the south facing rear garden. Fitted wardrobes. Radiator. Ceiling cornice.

BEDROOM 3

9'11" x 6'10" (3.02m x 2.08m)

PVCu double glazed windows to the side and rear. Fitted wardrobes. Radiator.

BATHROOM

7'8" x 5'9" (2.34m x 1.75m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC douche. Tiled walls and floor. Two opaque PVCu double glazed windows to the side. Chrome heated towel rail. Extractor fan.

OUTSIDE

STORE

10'0" x 8'0" (3.05m x 2.44m)

Brick built store with light and power.

To the front of the property the driveway provides off road parking and has adjacent lawned gardens with fence borders. There is an external water feed.

To the rear the gardens incorporate a patio seating area leading onto delightful lawns with fence borders all benefiting from a southerly aspect to enjoy the sun all day. External power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

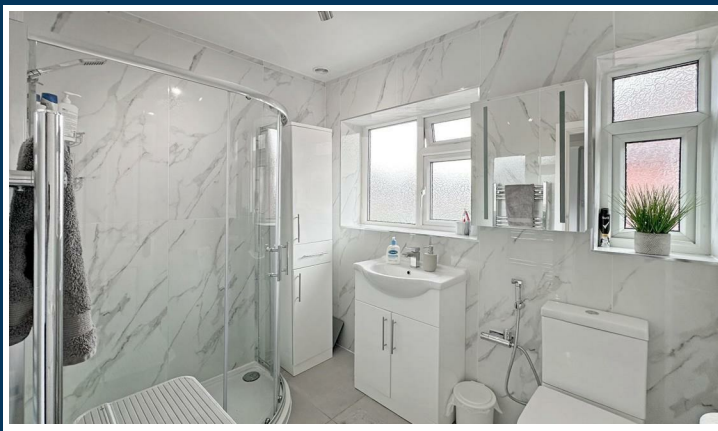
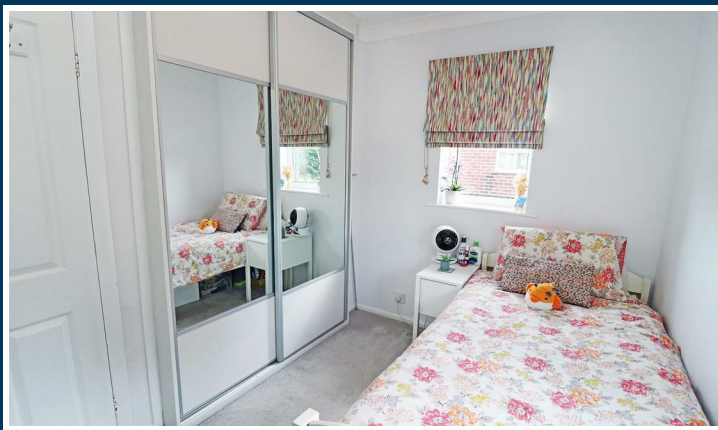
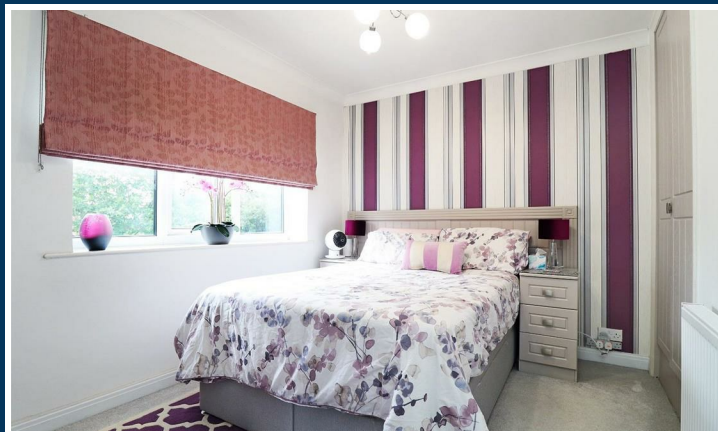
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TENURE

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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