



## FLAT 9 ESKDALE COURT ESKDALE DRIVE | TIMPERLEY

OFFERS OVER £200,000

A superbly proportioned and ideally positioned ground floor apartment within walking distance of Timperley village and with access onto the communal gardens. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, sitting/dining room with doors leading onto the rear gardens, fitted kitchen, two bedrooms and bathroom/WC. Garage and residents parking. Underfloor heating throughout. Gated communal gardens. Viewing is essential to appreciate the accommodation on offer and also the position.

POSTCODE: WA15 7XU

## DESCRIPTION

Situated within a cul de sac and highly convenient location within walking distance of Timperley village centre and with easy access to the surrounding network of motorways. The property is also well placed being within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via secure entrance hall with stairs to all floors. This apartment is positioned on the ground floor and the private entrance hall provides a fitted storage cupboard and access to all rooms. There is a large open plan sitting/dining room with double doors leading onto the communal gardens and with the fitted kitchen adjacent. There are two well proportioned bedrooms, the master benefitting from fitted wardrobes and the accommodation is completed by the bathroom/WC. The property also has the added benefit of underfloor heating.

Externally there is residents parking and the apartment benefits from a single garage. There are gated communal gardens to the side and rear of which this apartment has direct access too.

A superbly proportioned apartment in an ideal location and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to upper floors.

#### PRIVATE ENTRANCE HALL

With hardwood glass panelled front door. Laminate flooring. Storage cupboard. Phone entry system.

#### SITTING/DINING ROOM

**14'11" x 11'11" (4.55m x 3.63m)**

With lead effect PVCu double glazed double doors to the communal gardens. Laminate flooring. Television aerial point. Telephone point. Ceiling cornice.

#### KITCHEN

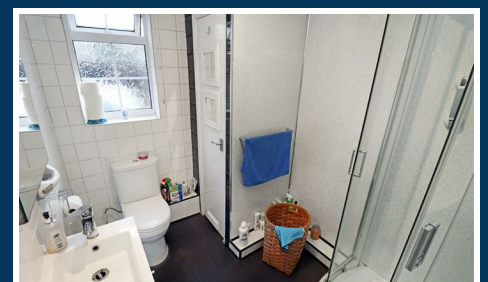
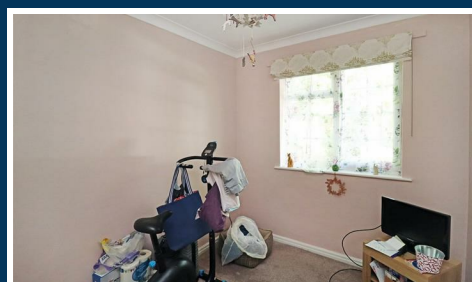
**9'3" x 8'0" (2.82m x 2.44m)**

Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated Bosch oven/grill. Four ring electric hob with stainless steel extractor hood. Plumbing for washing machine and space for dryer. Space for fridge freezer. Lead effect PVCu double glazed window overlooking the communal gardens.

#### BEDROOM 1

**12'9" x 12'3" (3.89m x 3.73m)**

With PVCu double glazed window to the front. Fitted wardrobes and drawers plus bedside cabinets. Laminate wood flooring.



## BEDROOM 2

10'2" x 7'4" (3.10m x 2.24m)

PVCu double glazed window to the front. Television aerial point. Ceiling cornice.

## BATHROOM

8'0" x 6'1" (2.44m x 1.85m)

With a suite comprising corner shower unit, vanity wash basin and WC. Cupboard housing hot water cylinder. Opaque PVCu double glazed window to the side. Tiled walls.

## OUTSIDE

Externally there is residents parking and the apartment benefits from a single garage. There are gated communal gardens of which the apartment has direct access too.

## SERVICES

Mains electricity, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

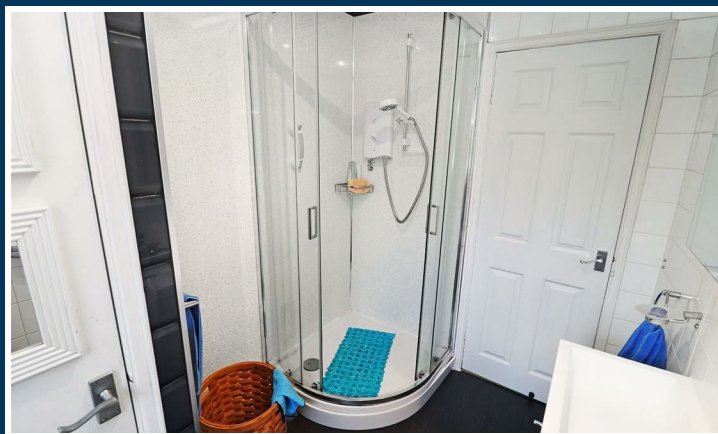
We are informed the property is held on a Leasehold basis for the residue of a 163 year term commencing 20th June 2012. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is currently £1,618.00 pa

## 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. 55.6 SQ. METRES (598.0 SQ. FEET)



TOTAL AREA: APPROX. 55.6 SQ. METRES (598.0 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