



2 BEDFORD COURT BEDFORD DRIVE | TIMPERLEY

£250,000

NO ONWARD CHAIN Ideally located within the heart of Timperley village this self contained first floor apartment has its own front door and gardens to the front. The accommodation briefly comprises entrance hall with stairway to the first floor landing which has two fitted storage cupboards and access to all bedrooms and the large sitting/dining room. Adjacent to the sitting room is a fitted breakfast kitchen with views towards the bowling green beyond. There are two double bedrooms serviced by the bathroom/WC. Residents parking plus single garage. PVCu double glazing throughout with gas central heating. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 7XQ

DESCRIPTION

Bedford Court is a small select development of six apartments in an excellent position in the heart of Timperley village. The village centre is approximately 100 yards away.

Unusually the apartment has its own front door and to the front a private garden. The property also benefits from views to the rear over the bowling green.

The accommodation is tastefully appointed throughout and includes a private entrance hall with stairs to the landing which provides two excellent storage cupboards, one of which houses the gas central heating boiler. Towards the rear of the property is a large sitting/dining room with adjacent fitted kitchen with ample space for a small table and chairs and with views towards the bowling green. There are two double bedrooms serviced by the bathroom/WC.

Externally there is a single garage and additional residents and visitors parking area.

PVCu double glazing has been installed together with gas fired central heating.

An excellent apartment, perfectly positioned and available with no chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Private entrance hall with PVCu double glazed front door and stairs to the landing.

LANDING

Phone entry system. Radiator. PVCu double glazed window to the side. Two storage cupboards, one of which houses the Worcester Bosch combination gas central heating boiler.

SITTING/DINING ROOM

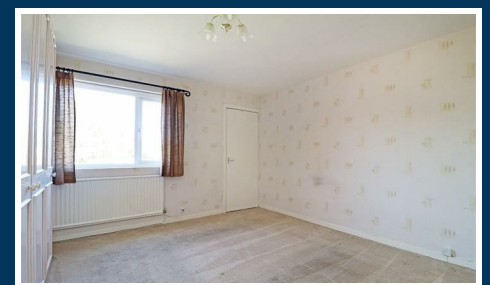
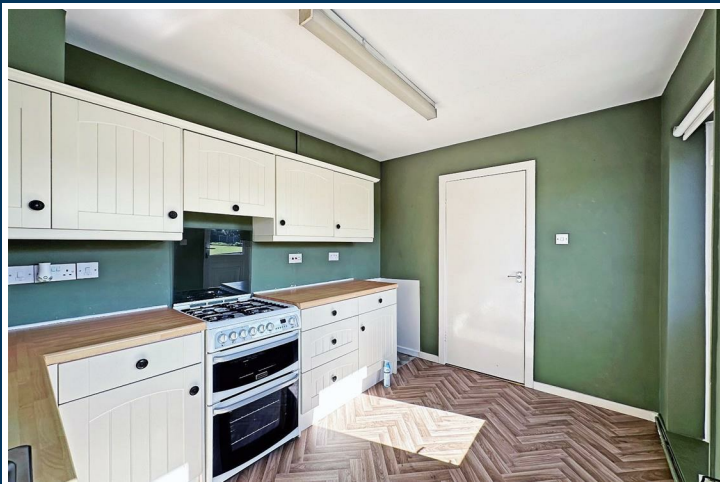
15'3" x 11'10" (4.65m x 3.61m)

With PVCu double glazed window to the rear overlooking the bowling green. Radiator. Ceiling cornice. Electric fireplace. Television aerial point. Ample space for living and dining suites.

KITCHEN

11'6" x 8'4" (3.51m x 2.54m)

With a comprehensive range of cream wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker and fridge freezer and plumbing for washing machine. PVCu double glazed window to the rear overlooking the bowling green and PVCu double glazed door to Juliette balcony. Radiator. Television aerial point. Tiled splashback.



BEDROOM 1

13'0" x 12'6" (3.96m x 3.81m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes. Television aerial point. Telephone point. Access to additional store room.

BEDROOM 2

13'0" x 7'9" (3.96m x 2.36m)

A superb second bedroom with PVCu double glazed window to the front. Radiator. Telephone point. Television aerial point.

BATHROOM

8'7" x 6'7" (2.62m x 2.01m)

Fitted with a suite comprising accessible bath with electric shower and assisted seat. Vanity wash basin and WC. Radiator. Extractor fan. Loft access hatch.

OUTSIDE

Within the grounds are communal gardens plus residents and visitors parking and the property comes with the added benefit of a single garage. There is a private garden to the front with gardens laid mainly to lawn.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

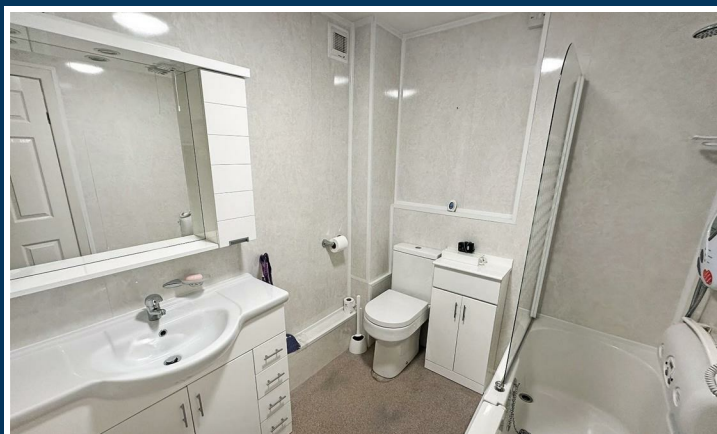
Band "B"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/10/1975 and subject to a Ground Rent of £15.00 per annum. 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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FIRST FLOOR

APPROX. 71.7 SQ. METRES (772.1 SQ. FEET)



GROUND FLOOR

APPROX. 1.9 SQ. METRES (20.9 SQ. FEET)

TOTAL AREA: APPROX. 73.7 SQ. METRES (792.9 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