



## 15 WINDSOR DRIVE | TIMPERLEY

£490,000

A superbly presented and proportioned traditional bay fronted semi detached family home in a sought after location which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, front living room whilst to the rear is an extended sitting/dining room, fitted breakfast kitchen with a full range of integrated appliances, three bedrooms and modern bathroom/WC. Off road parking within the driveway whilst to the rear is a block paved patio seating area with delightful lawns beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA14 5AN

## DESCRIPTION

This traditional semi detached family home is ideally located within walking distance of Timperley Metrolink station and with Park Road School on the doorstep. There are also local shops available on Park Road and the property lies in the catchment area of other highly regarded primary and secondary schools.

The accommodation is superbly presented and beautifully maintained throughout and is approached via the welcoming entrance hall. This provides access onto the living room at the front whilst to the rear the property has been extended to create a superb sitting/dining room with double doors leading onto the westerly facing gardens. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of white high gloss units and full range of integrated appliances.

To the first floor there are three bedrooms serviced by the modern family bathroom/WC.

Externally there is off road parking within the driveway whilst to the rear is a block paved patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Parquet style herringbone natural wood flooring. Opaque PVCu double glazed window to the side. Radiator. Picture rail. Ceiling cornice. Under stairs storage cupboard.

#### LIVING ROOM

14'1" x 11'8" (4.29m x 3.56m)

PVCu double glazed bay window to the front. Radiator. Picture rail. Ceiling cornice. Television aerial point.

#### SITTING/DINING ROOM

22'6" x 11'1" (6.86m x 3.38m)

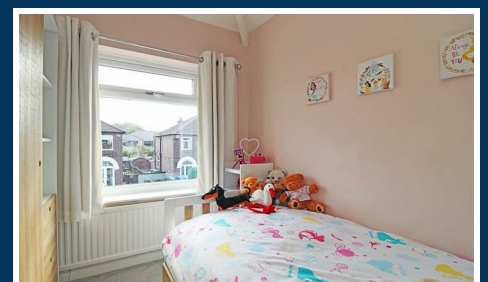
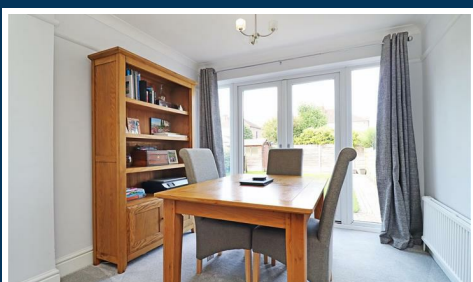
With a focal point of an electric fireplace. Two radiators. Ample space for living and dining suites. Picture rail. Ceiling cornice. Television aerial point. Telephone point. PVCu double glazed double doors provide access to the westerly facing rear gardens.

#### DINING KITCHEN

20'6" x 8'3" (6.25m x 2.51m)

Fitted with a comprehensive range of white high gloss wall and base units with light wood work surfaces over incorporating stainless steel sink unit with drainer. Integrated AEG double oven/grill plus four ring induction hob and stainless steel extractor hood. Bosch dishwasher. AEG fridge freezer and washer dryer. Tiled splashback. Recessed low voltage lighting. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side. Parquet style herringbone natural wood flooring.

### FIRST FLOOR



## LANDING

Opaque PVCu double glazed window to the side.

## BEDROOM 1

14'0" x 11'1" (4.27m x 3.38m)

PVCu double glazed window to the rear. Feature panelled wall. Radiator.

## BEDROOM 2

14'5" x 11'1" (4.39m x 3.38m)

PVCu double glazed bay window to the front. Loft access hatch with pull down ladder to boarded loft space. Radiator.

## BEDROOM 3

8'1" x 7'1" (2.46m x 2.16m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

9'3" x 7'1" (2.82m x 2.16m)

Fitted with contemporary white suite with chrome fittings comprising bath with mixer shower, separate shower enclosure, vanity wash basin, WC. Tiled walls and floor. Heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the block paved drive provides off road parking and there is an adjacent corner flowerbed plus gated access to the side and rear. To the rear the block paved seating area leads onto delightful lawned gardens with fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

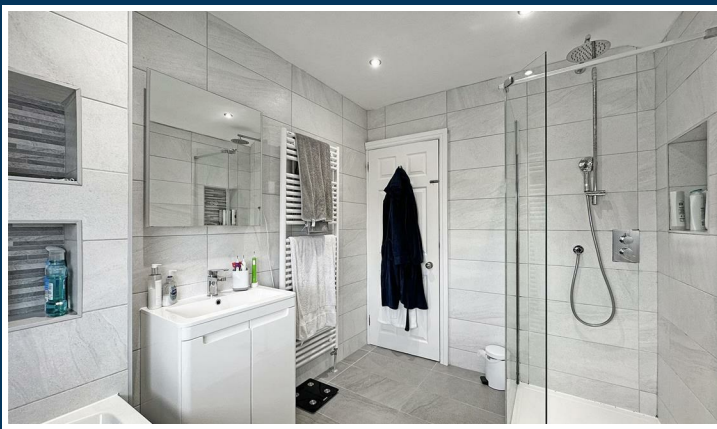
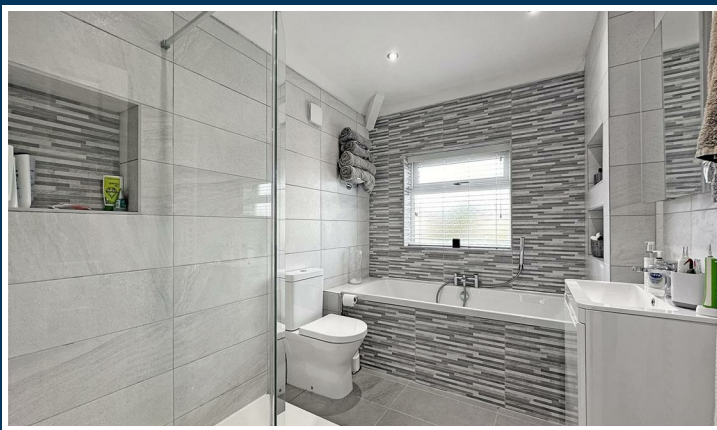
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## TENURE

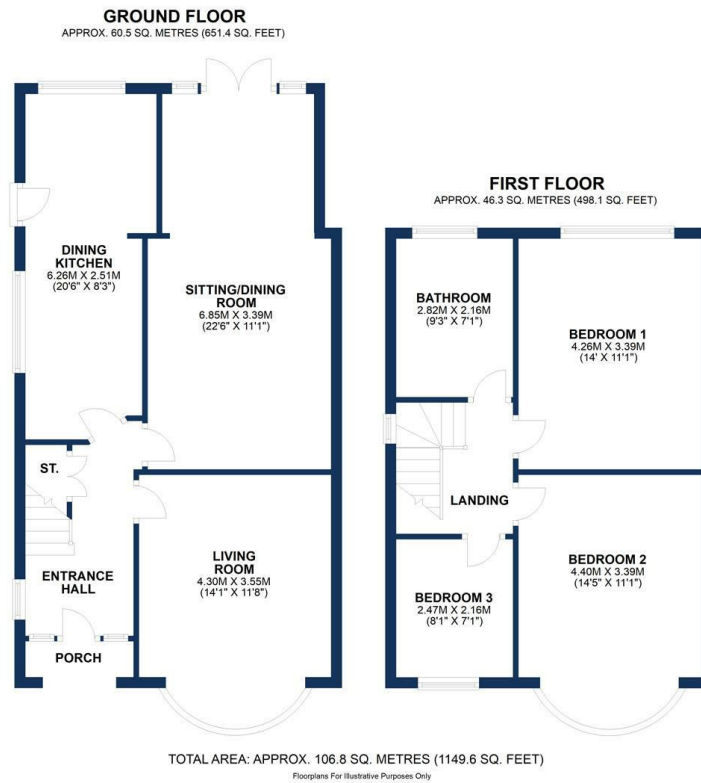
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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