



## 19 ST. GEORGES CRESCENT | TIMPERLEY

£399,950

\*\*\*NO ONWARD CHAIN\*\*\* A superb opportunity to purchase a traditional semi detached family home in a sought after residential location with scope to re-model to individual taste and extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, full depth sitting/dining room with adjacent fitted kitchen with door providing access to the garage, three bedrooms and bathroom with separate WC to the first floor. Towards the front of the property double gates lead onto the driveway providing off road parking and is flanked by lawned gardens whilst to the rear is a patio seating area with lawned gardens beyond. Viewing is highly recommended to appreciate the potential of the accommodation on offer.



**POSTCODE: WA15 6HG**

## **DESCRIPTION**

This semi detached family home occupies an enviable position well placed with the village centre just over 1/2 a mile away and the Metrolink provides easy access into Manchester. Local shops are available at the top of Heyes Lane. The property also lies within the catchment area of highly regarded primary and secondary schools.

The property itself is built to a traditional design and the accommodation comprises a welcoming entrance hall accessed via the enclosed porch and providing access onto the full depth sitting/dining room with doors onto the rear garden. The ground floor accommodation is completed by the kitchen which also provides access to the attached garage with up and over door to the front and door to the rear.

To the first floor there are two double bedrooms and a third single and the bathroom with separate WC.

The property offers an exciting opportunity to re-model to individual taste subject to the relevant permissions being obtained.

A superb home in a sought after position and viewing is highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENCLOSED PORCH**

PVCu double glazed front door and matching side screen.

#### **ENTRANCE HALL**

Glass panelled front door. Spindle balustrade staircase to first floor. Radiator. Telephone point. Glass panelled door to:

#### **SITTING/DINING ROOM**

**24'6" x 10'8" (7.47m x 3.25m)**

Running the full depth of the property and with PVCu double glazed bay window to the front with sliding doors onto the rear garden. Focal point of a living flame gas fire with marble effect hearth. Television aerial point. Radiator. Glass panelled door to:

#### **KITCHEN**

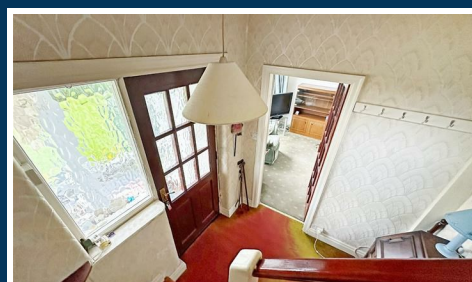
**10'0" x 7'7" (3.05m x 2.31m)**

With wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. PVCu double glazed window overlooking the rear garden. Wall mounted gas central heating boiler. Stable style door to the garage.

### **FIRST FLOOR**

#### **LANDING**

Opaque PVCu double glazed window to the side.





## BEDROOM 1

13'5" x 10'8" (4.09m x 3.25m)

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

## BEDROOM 2

10'8" x 8'4" (3.25m x 2.54m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

## BEDROOM 3

7'7" x 6'10" (2.31m x 2.08m)

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

## BATHROOM

7'7" x 4'6" (2.31m x 1.37m)

With a suite comprising tiled shower enclosure and wash hand basin. Airing cupboard. Opaque PVCu double glazed window to the side. Radiator.

## SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

## OUTSIDE

### GARAGE

17'6" x 8'8" (5.33m x 2.64m)

With up and over door to the front, windows to the side and door to the rear.

To the front of the property double gates lead onto the tarmac drive flanked by lawned gardens with well stocked flowerbeds and mature hedge borders. Immediately to the rear is a patio seating area with delightful lawns beyond with well stocked flower beds and mature hedge and fence borders. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

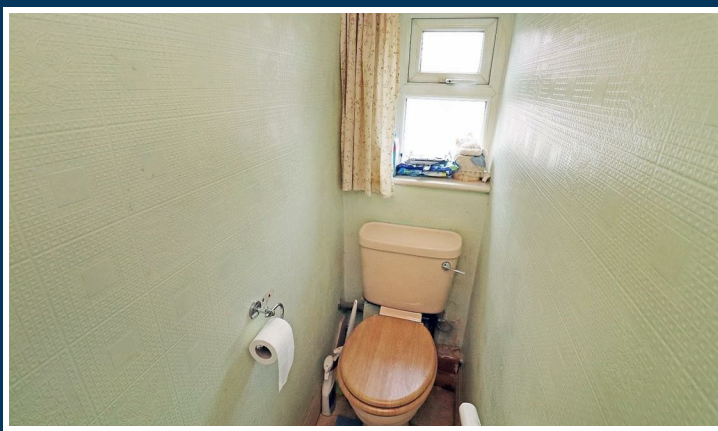
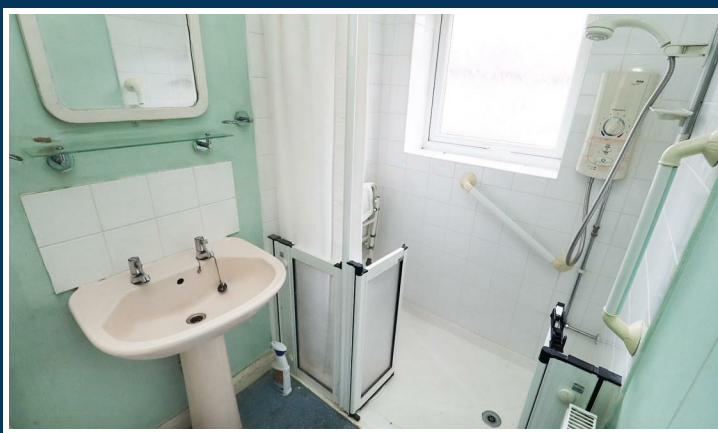
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## TENURE

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

## NOTE

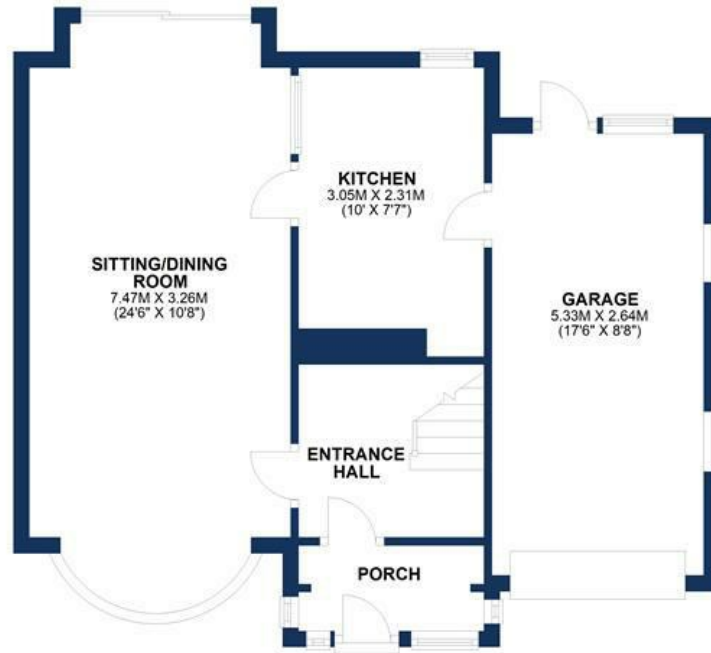
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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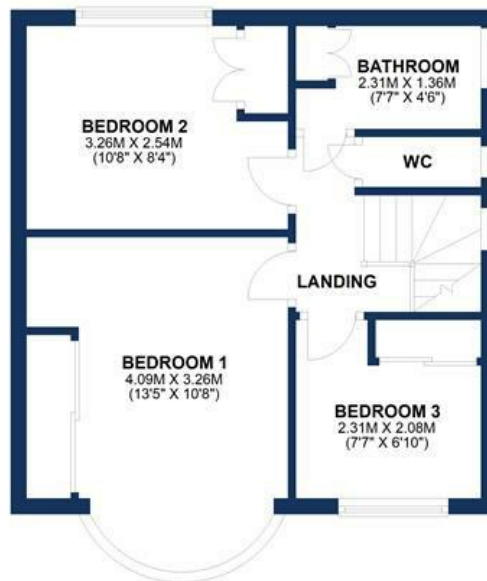
## GROUND FLOOR

APPROX. 51.3 SQ. METRES (552.4 SQ. FEET)



## FIRST FLOOR

APPROX. 34.0 SQ. METRES (365.5 SQ. FEET)



TOTAL AREA: APPROX. 85.3 SQ. METRES (917.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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