



78 HEMPCROFT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £340,000

A superbly presented and well proportioned end terraced family home in this ever popular residential location which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall opening onto the full depth sitting room with doors onto the private rear gardens, full depth dining kitchen again with access to the rear gardens, three bedrooms and bathroom with separate WC to the first floor. Ample off road parking within the driveway plus gated access to the side leading onto the rear. The rear gardens are paved for easy maintenance and enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7JF

DESCRIPTION

A superbly proportioned and well presented end terrace family home ideally positioned within easy reach of local shops on Briarfield Road and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a welcoming entrance hall which open up into the full depth sitting room to one side with double doors leading onto the rear gardens which enjoy a high degree of privacy. To the other side of the entrance hall is a dining kitchen fitted with a comprehensive range of units and again with access to the rear garden and a large under stairs storage cupboard. To the first floor there are three well proportioned bedrooms, the principal running the full depth of the property and the accommodation is completed by the bathroom with separate WC.

Externally there is ample off road parking within the paved driveway and there is gated access towards the rear. To the rear the gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Radiator. Storage cupboard. Stairs to first floor. Opening to:

SITTING ROOM

15'11" x 13'4" (4.85m x 4.06m)

With a focal point of an electric fireplace with marble effect insert and hearth. PVCu double glazed window to the front and PVCu double glazed double doors to the south facing rear garden. Under stairs storage cupboard. Television aerial point. Telephone point. Radiator.

DINING KITCHEN

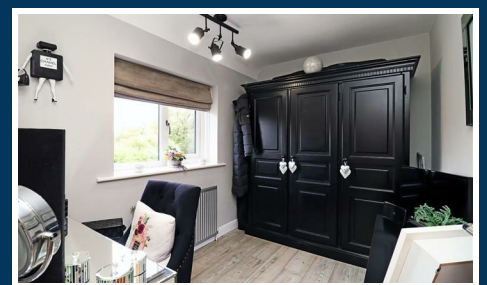
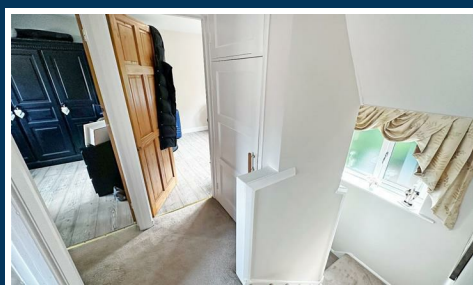
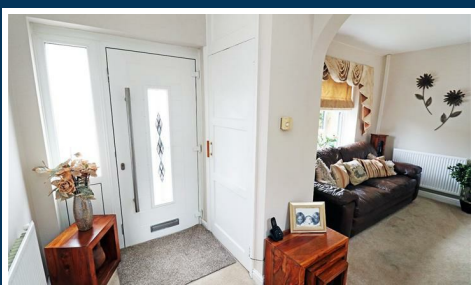
15'11" x 9'0" (4.85m x 2.74m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating an enamel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with stainless steel extractor hood. Breakfast bar. Plumbing for washing machine. Space for dryer, dishwasher and fridge. Tiled splashback. PVCu double glazed window to the front and two to the side. Composite door provides access to the south facing rear garden.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the rear. Airing cupboard housing the combination gas central heating boiler.



BEDROOM 1

15'11" x 9'0" (4.85m x 2.74m)

With PVCu double glazed windows to the side and rear. Two radiators. Television aerial point.

BEDROOM 2

9'9" x 8'8" (2.97m x 2.64m)

PVCu double glazed window to the rear. Laminate flooring. Radiator.

BEDROOM 3

9'9" x 6'11" (2.97m x 2.11m)

PVCu double glazed window to the front. Laminate flooring. Radiator.

BATHROOM

5'8" x 5'1" (1.73m x 1.55m)

With a panelled bath with mains shower over, pedestal wash hand basin. Opaque PVCu double glazed window to the front. Radiator.

SEPARATE WC

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

OUTSIDE

To the front of the property the paved drive provides off road parking and there is gated access to the side. To the side and rear the gardens are paved for easy maintenance and enjoy a high degree of privacy. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

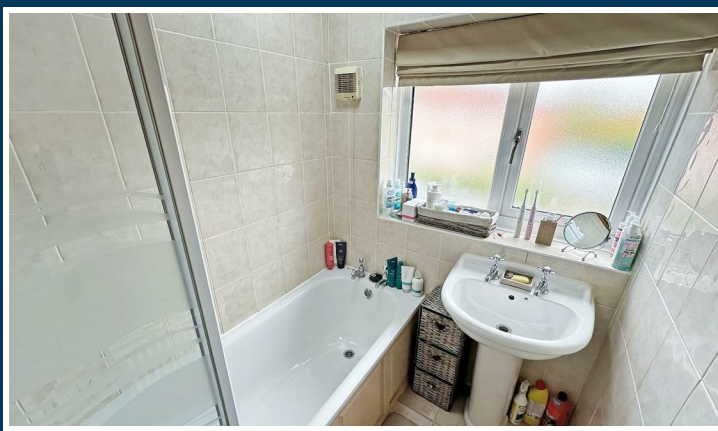
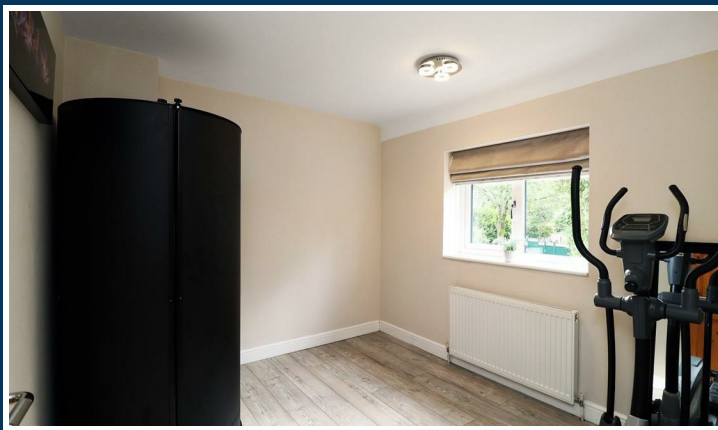
Band "A"

TENURE

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

NOTE

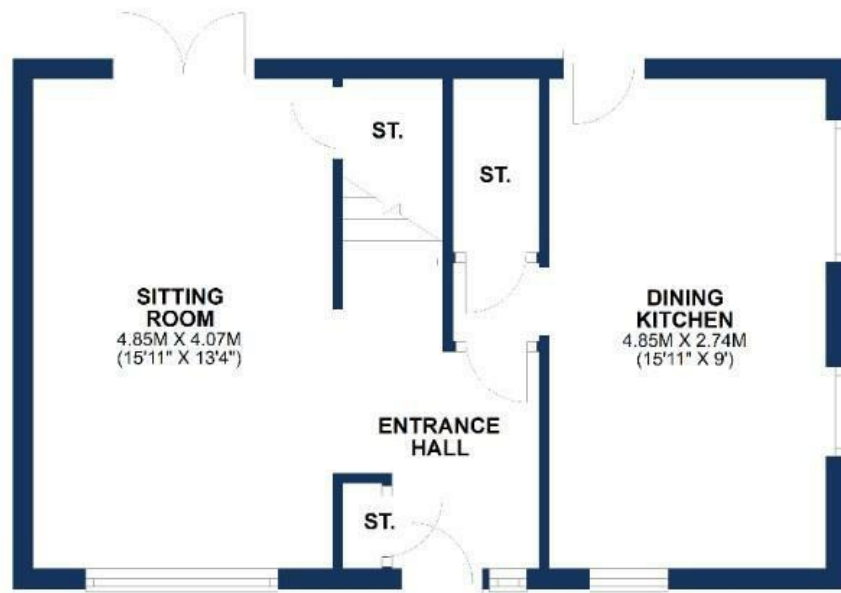
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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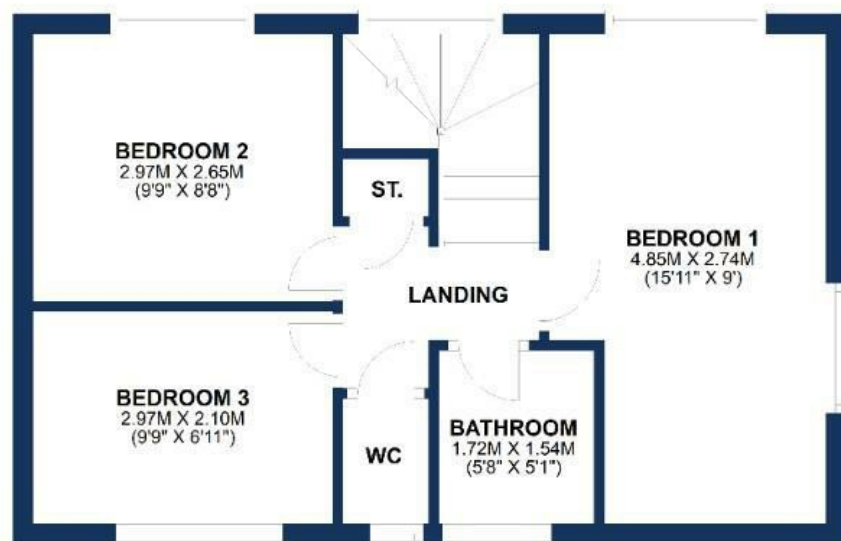
GROUND FLOOR

APPROX. 38.0 SQ. METRES (409.1 SQ. FEET)



FIRST FLOOR

APPROX. 38.0 SQ. METRES (409.1 SQ. FEET)



TOTAL AREA: APPROX. 76.0 SQ. METRES (818.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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