



3 LADYBROOK AVENUE | TIMPERLEY

OFFERS OVER £375,000

A well maintained and superbly proportioned traditional semi detached family home within close proximity to Timperley village. The accommodation briefly comprises entrance hall, open plan lounge dining room, fitted kitchen with access to rear stores, utility and WC, conservatory leading onto the southly facing rear gardens, three excellent bedrooms and bathroom/WC. To the front of the property is a driveway providing off road parking whilst to the rear the gardens incorporate a block paved patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. A superb property in an ideal location and viewing is essential

POSTCODE: WA15 6DT

DESCRIPTION

A well proportioned and well maintained semi detached family home in a popular residential location close by to Timperley village and Timperley station providing a Metrolink commuter service into Manchester. The property also lies in the catchment area of highly regarded primary and secondary schools.

The accommodation offers a well proportioned open plan sitting/dining room. From the dining room there is access onto the fitted kitchen which in turn leads onto a rear porch with access to a separate utility, WC and store and there are doors to the front and rear. The ground floor accommodation is completed by the conservatory providing access onto the south facing rear gardens. To the first floor there are three excellent bedroom serviced by the family bathroom/WC.

Towards the front of the property the driveway provides off road parking whilst to the rear is a blocked paved patio seating area access via the conservatory with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of a detached storage unit.

An excellent home in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Fitted storage cupboard. Under stairs storage cupboard. Telephone point. Radiator. Spindle balustrade staircase to first floor.

SITTING ROOM

15'7" x 11'8" (4.75m x 3.56m)

With a focal point of a living flame gas fire with marble effect insert and hearth. Lead effect PVCu double glazed window to the front. Picture rail. Radiator. Television aerial point. Opening to:

DINING ROOM

9'4" x 8'7" (2.84m x 2.62m)

With picture rail. Radiator. Sliding PVCu double glazed door to the conservatory and door to:

KITCHEN

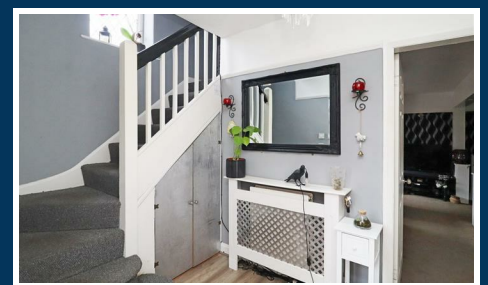
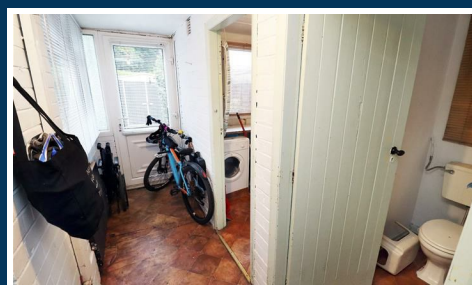
12'3" x 8'7" (3.73m x 2.62m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge and freezer. Breakfast bar. Radiator. Tiled splashback. PVCu double glazed window overlooking the south facing rear gardens. Ceiling cornice. Cupboard housing combination gas central heating boiler. Door to rear hallway.

CONSERVATORY

13'10" x 9'5" (4.22m x 2.87m)

With PVCu double glazed double doors providing access to the south facing rear gardens. Radiator. Laminate flooring. Insulate roof.



REAR ENTRANCE HALLWAY

With PVCu double glazed doors to the front and rear and access to:

UTILITY

7'4" x 5'8" (2.24m x 1.73m)

With work surface with plumbing for washing machine and space for dryer beneath. PVCu double glazed window to the rear. Light and power.

WC

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

STORE ROOM

FIRST FLOOR

LANDING

Opaque lead effect PVCu double glazed window to the front.

BEDROOM 1

12'3" x 10'1" (3.73m x 3.07m)

Lead effect PVCu double glazed window to the front. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 2

12'6" x 10'6" (3.81m x 3.20m)

With lead effect PVCu double glazed window to the rear. Stripped floorboards. Fitted storage cupboard. Radiator.

BEDROOM 3

10'0" x 7'1" (3.05m x 2.16m)

With lead effect PVCu double glazed windows to the side and rear. Radiator.

BATHROOM

7'9" x 6'1" (2.36m x 1.85m)

With a white suite with chrome fittings comprising panelled bath, wash hand basin and WC. Recessed low voltage lighting. Two opaque lead effect PVCu double glazed windows to the side. Tiled walls.

OUTSIDE

To the front of the property the driveway provides off road parking. Towards the rear and accessed via the conservatory is a block paved patio seating area leading onto delightful gardens laid mainly to lawn and all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

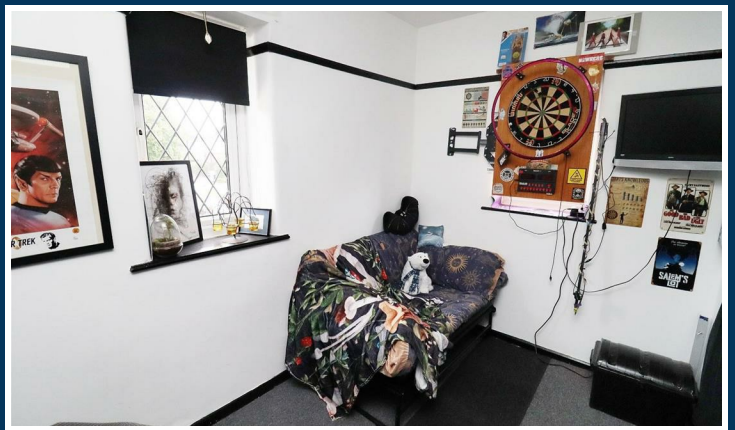
Band "B"

TENURE

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

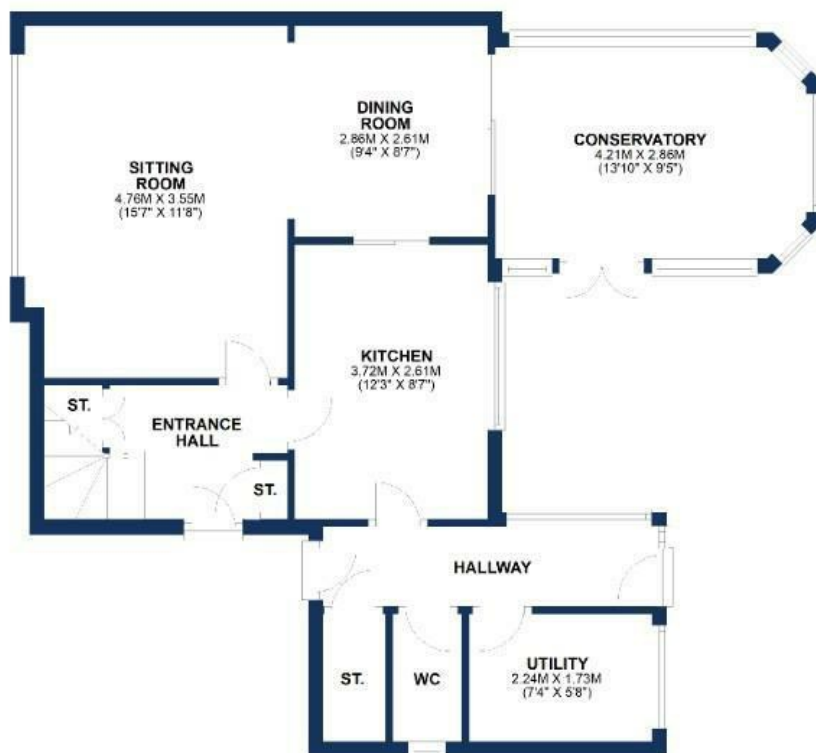
NOTE

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. 66.3 SQ. METRES (713.3 SQ. FEET)



FIRST FLOOR
APPROX. 41.0 SQ. METRES (441.6 SQ. FEET)



TOTAL AREA: APPROX. 107.3 SQ. METRES (1154.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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