



27 MARYPORT DRIVE | TIMPERLEY

OFFERS OVER £450,000

NO ONWARD CHAIN A superbly presented and proportioned extended three storey town house in a sought after residential location. To the ground floor a welcoming entrance hall provides access to the rear open plan dining kitchen which opens up onto a additional orangery providing living space with doors onto the private rear gardens, cloakroom/WC and also the rear portion of the garage has been incorporated to create a large utility room with some storage to the front. To the first floor there is a master bedroom with en-suite shower room with large sitting room with Juliette balcony and the accommodation is completed by the three further bedrooms to the second floor all serviced by the family bathroom/WC. Off road parking within the driveway to the front plus decking and patio seating areas with artificial lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 7NS

DESCRIPTION

Occupying a superb position in this quiet cul de sac close to Timperley village centre is this modern town house providing living accommodation arranged over three floors.

The property has been extended since originally built to provide a superb open plan dining kitchen leading onto a rear orangery which in turn leads onto the private rear garden. The kitchen is fitted with a comprehensive range of wall and base units with ample space for a dining suite. Also to the ground floor is a welcoming entrance hall and cloakroom/WC. The rear section of the garage has been incorporated into the accommodation to provide a large utility area whilst retaining some of the front portion as external storage.

To the first floor the master bedroom benefits from an en-suite shower room and fitted wardrobes and with Juliette balcony to the front. Towards the rear is a large sitting room with Juliette balcony overlooking the rear garden. To the second floor are three further bedrooms and the accommodation is completed by the family bathroom/WC fitted with a modern suite with chrome fittings.

To the front of the property the tarmac drive provides off road parking and access to the store. To the rear the gardens incorporate patio and decked seating areas with gardens laid with artificial grass and enjoy a high degree of privacy.

The location is ideal being a short distance away from Timperley village centre and with the more comprehensive shopping centre of Altrincham a little further distant. The area is also well placed for the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

All in all a superb family home in an excellent location that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'8" x 8'0" (3.86m x 2.44m)

Leaded and stained effect glass panelled front door. Radiator. Tiled floor. Spindle balustrade staircase to first floor. Ceiling cornice. Telephone point.

CLOAKROOM

Fitted with a white suite with chrome fittings comprising WC and vanity wash basin. Heated towel rail. Half tiled walls. Extractor fan.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

25'7" x 16'9" (7.80m x 5.11m)

DINING KITCHEN

Fitted with a comprehensive range of grey wall and base units with granite effect work surface over incorporating 1 1/2 bowl sink unit with hose tap. Integrated oven/grill plus 5 ring gas hob with stainless steel extractor hood. Space for fridge and dishwasher. Tiled splashback. Tiled floor. Television aerial point. Two radiators. Ample space for dining suite. Opening to:

LIVING AREA

With double doors leading onto the rear garden. Tiled splashback. Insulated roof. Radiator. Recessed low voltage lighting.

UTILITY ROOM

12'5" x 8'1" (3.78m x 2.46m)

With tiled floor. Space for American style fridge freezer. Plumbing for washing machine. Space for dryer. Superb storage space.

FIRST FLOOR

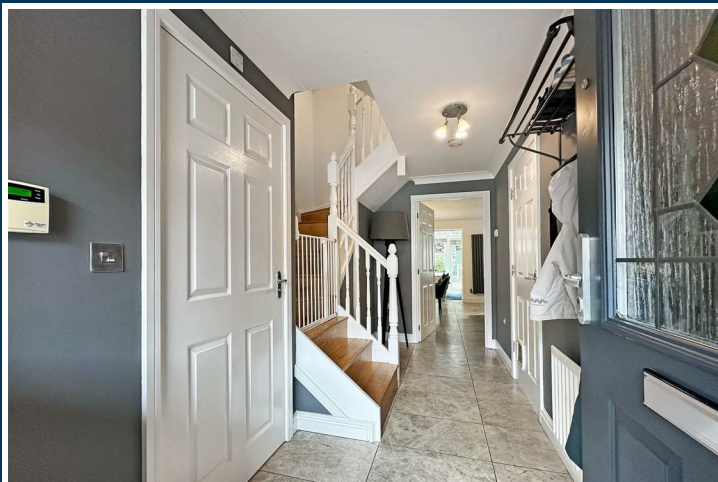
LANDING

Natural wood flooring. Ceiling cornice. Radiator. Spindle balustrade staircase to second floor.

SITTING ROOM

16'11" x 16'0" (5.16m x 4.88m)

With a focal point of a marble effect fireplace. PVCu double glazed double doors lead onto a Juliette balcony overlooking the rear gardens. PVCu double glazed window to the rear. Ceiling cornice. Radiator. Television aerial point. Telephone point.



BEDROOM 1

14'7" x 11'1" (4.45m x 3.38m)

A superb principal suite with fitted wardrobes. PVCu double glazed double doors leading to Juliette balcony. PVCu double glazed window to the front. Natural wood flooring. Radiator. Panelled walls.

EN-SUITE

8'5" x 5'11" (2.57m x 1.80m)

Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

LANDING

Laminate flooring. Radiator. Airing cupboard housing combination gas central heating boiler. Loft access hatch.

BEDROOM 2

14'7" x 13'2" (4.45m x 4.01m)

PVCu double glazed window to the front. Fitted wardrobe. Laminate flooring. Radiator. Television aerial point. Telephone point.

BEDROOM 3

11'10" x 8'9" (3.61m x 2.67m)

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

BEDROOM 4

11'10" x 8'0" (3.61m x 2.44m)

PVCu double glazed window to the rear. Radiator. Telephone point.

BATHROOM

8'8" x 7'3" (2.64m x 2.21m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Airing cupboard. Chrome heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking and there is access to two external storage areas.

Immediately to the rear and accessed via the living dining kitchen is a composite decked seating area with artificial lawned gardens beyond leading onto a further patio seating area. The rear gardens enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

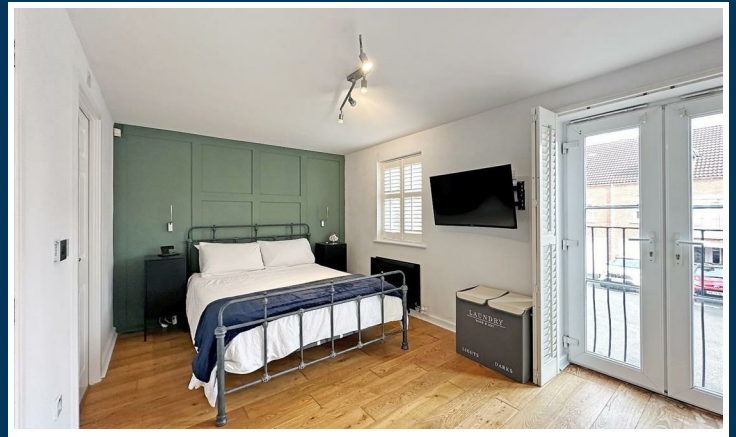
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TENURE:

We are informed the property held on a Leasehold basis for the residue of a 250 year term commencing 21/10/2005 and subject to a Ground Rent of £250.00 per annum. This should be verified by your Solicitor.

NOTE

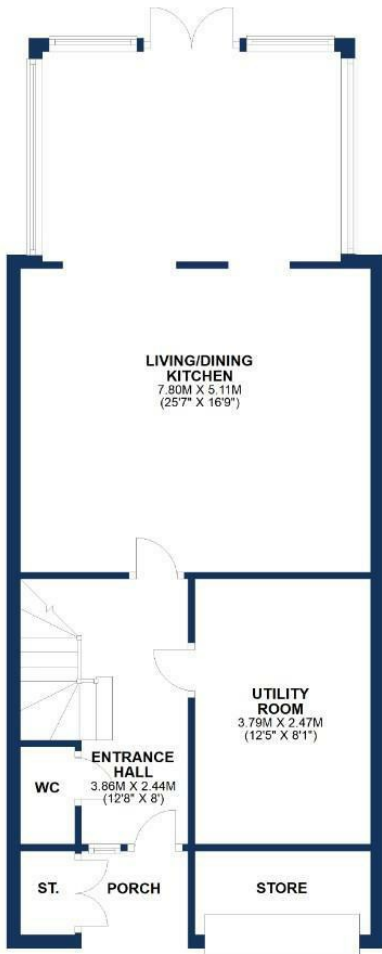
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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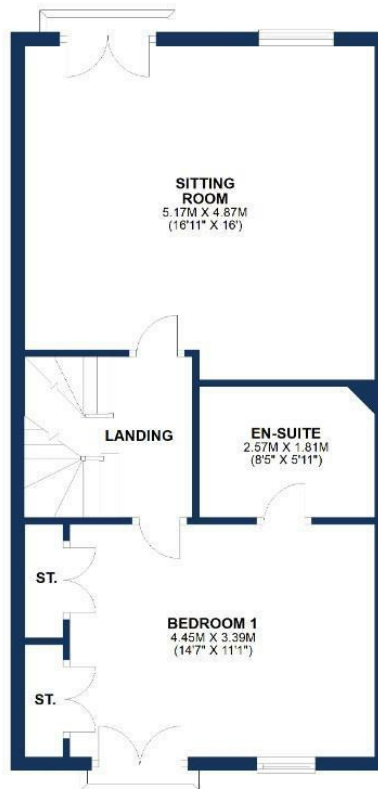
GROUND FLOOR

APPROX. 63.3 SQ. METRES (681.9 SQ. FEET)



FIRST FLOOR

APPROX. 52.8 SQ. METRES (568.5 SQ. FEET)



SECOND FLOOR

APPROX. 51.0 SQ. METRES (549.4 SQ. FEET)



TOTAL AREA: APPROX. 167.2 SQ. METRES (1799.7 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