



27 HEMPCROFT ROAD | TIMPERLEY

OFFERS OVER £300,000

A superbly presented end terrace family home in a popular residential location which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, full depth sitting room to one side plus dining kitchen to the other, conservatory with doors onto the garden, three well proportioned bedrooms and bathroom with separate WC. Ample off road parking within the newly laid driveway whilst to the rear is a flagged patio seating area with lawns beyond.

POSTCODE: WA15 7JL

## DESCRIPTION

This end terraced family home offers superb living accommodation presented to a high standard throughout and needs to be seen to be appreciated.

To the ground floor the entrance hall provides access to the dining kitchen to one side fitted with a comprehensive range of units and with doors leading onto the rear garden. To the other side is a large sitting room opening onto the rear conservatory which overlooks and provides access to the rear gardens. To the first floor there are three bedrooms and bathroom with separate WC.

Externally to the front of the property a newly laid driveway provides ample off road parking and there is gated access to the rear. To the rear is a patio seating area with lawned gardens beyond and garden shed with power connection.

The property lies in a sought after location being within the catchment areas of highly regarded primary and secondary schools and within easy reach of shops on Briarfield Road.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Telephone point. Stairs to first floor.

#### SITTING ROOM

15'11" x 9'9" (4.85m x 2.97m)

Running the full depth of the property with a focal point of an electric fireplace with marble effect insert and hearth. Radiator. PVCu double glazed window to the front. Laminate flooring. PVCu double glazed door to the conservatory.

#### DINING KITCHEN

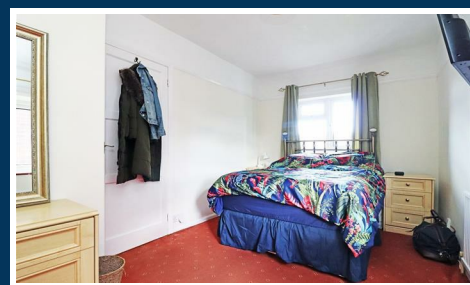
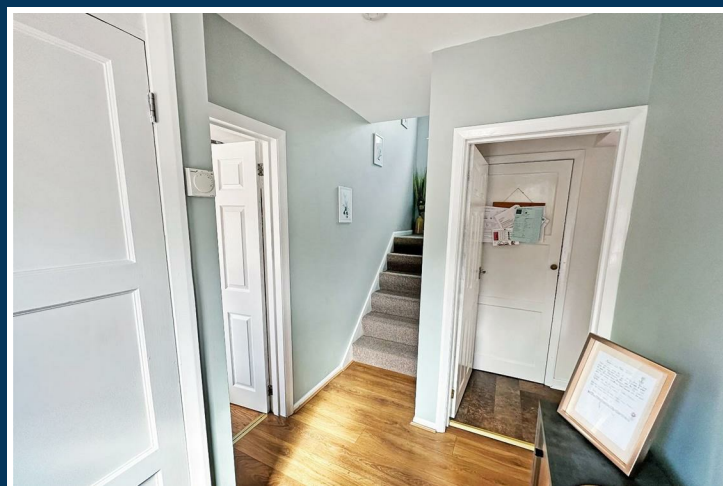
15'11" x 8'11" (4.85m x 2.72m)

Running the full depth of the property fitted with a comprehensive range of wall and base units with work surfaces over incorporating a 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill plus 4 ring induction hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Space for table and chairs. Two PVCu double glazed windows to the side. PVCu double glazed double doors provide access onto the rear garden. Radiator. Access to understairs storage cupboard. Cupboard housing gas central heating boiler.

#### CONSERVATORY

12'2" x 9'9" (3.71m x 2.97m)

With sliding door to the garden. Laminate flooring. Radiator. Recessed low voltage lighting. Skylight.



## FIRST FLOOR

### LANDING

Air cupboard. Loft access hatch with pull down ladder to boarded loft.

### BEDROOM 1

15'11" x 8'11" (4.85m x 2.72m)

With PVCu double glazed windows to the side and rear. Radiator. Picture rail.

### BEDROOM 2

9'9" x 8'7" (2.97m x 2.62m)

With PVCu double glazed window to the rear. Radiator. Picture rail. Fitted wardrobes.

### BEDROOM 3

9'9" x 7'0" (2.97m x 2.13m)

PVCu double glazed window to the front. Radiator. Picture rail.

### BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower and vanity wash basin. Opaque PVCu double glazed window to the front. Tiled walls. Recessed low voltage lighting. Chrome heated towel rail.

### SEPARATE WC

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

### OUTSIDE

Externally there is off road parking within the newly laid driveway and there is gated access to the side and rear. To the rear the gardens incorporate a flagged patio seating area with delightful lawns beyond with fence borders. External water feed. The property also includes a garden shed with the benefit of a power connection.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

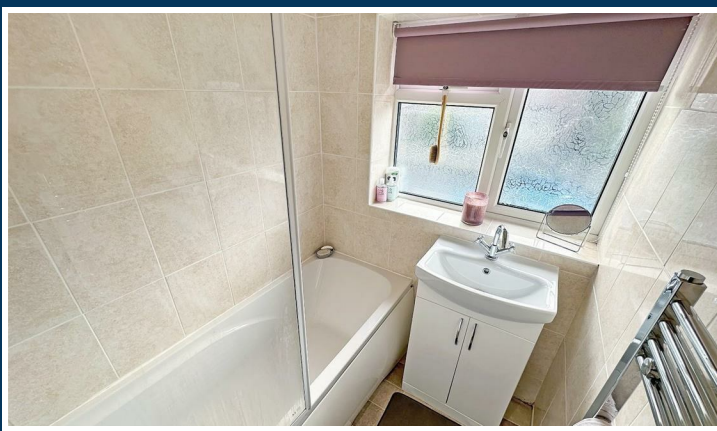
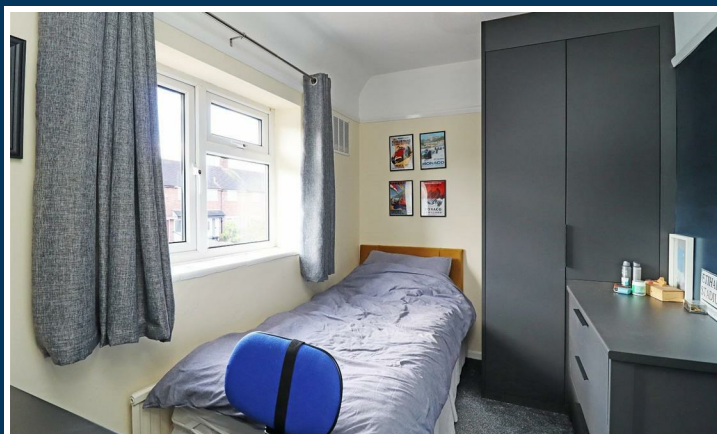
Band "A"

### TENURE

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

### NOTE

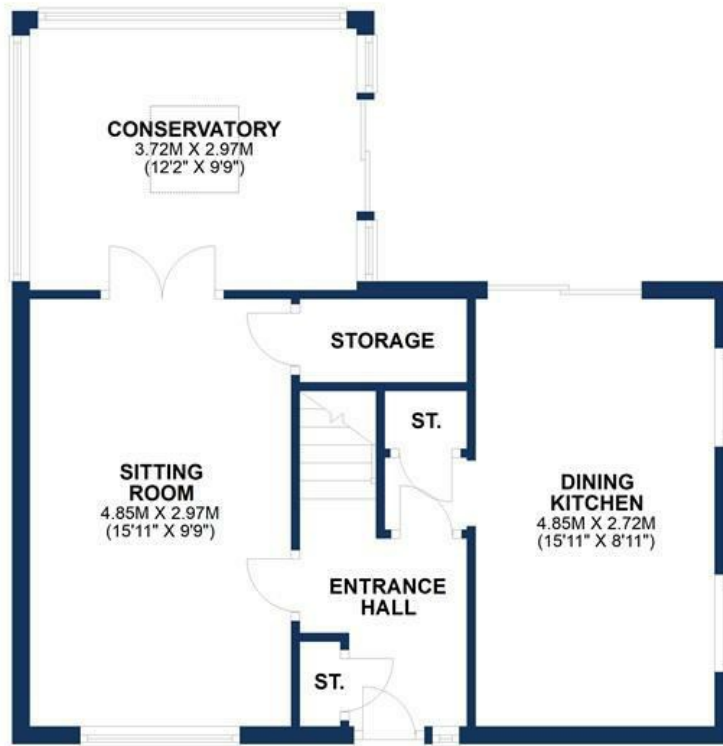
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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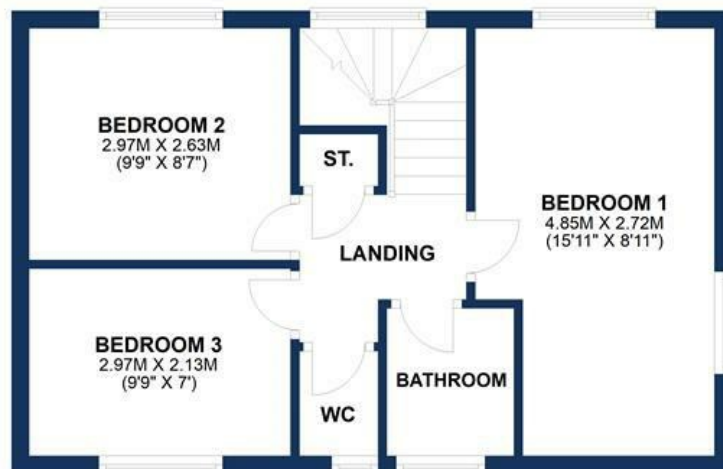
## GROUND FLOOR

APPROX. 49.2 SQ. METRES (529.3 SQ. FEET)



## FIRST FLOOR

APPROX. 37.8 SQ. METRES (406.6 SQ. FEET)



TOTAL AREA: APPROX. 87.0 SQ. METRES (935.9 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