



11 TANNERY WAY | TIMPERLEY

£299,950

An immaculate two bedroom mid mews property in an ideal location within walking distance of the Metrolink and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, full width lounge dining room with doors onto the rear gardens, fitted kitchen, two double bedrooms and bathroom /WC. Off road parking to the front for two cars, whilst to the rear is a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA14 1ST

DESCRIPTION

A well proportioned and beautifully presented mid mews property in a superb location close to the Metrolink providing a commuter service into Manchester and within easy reach of local shops on Deansgate Lane and Park Road. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a welcoming entrance hall which leads onto the kitchen at the front fitted with a comprehensive range of cream units whilst to the rear is an impressive full width sitting/dining room with doors leading onto the attractive rear gardens. To the first floor there are two well proportioned bedrooms both benefitting from fitted wardrobes and serviced by the bathroom/WC fitted with white suite with chrome fittings.

Externally there is off road parking for two cars within the driveway which has an adjacent lawned garden and to the rear a patio seating area leads onto delightful gardens laid mainly to lawn with fence borders and enjoying a high degree of privacy.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Spindle balustrade staircase to first floor. Ceiling cornice. Under stairs storage cupboard. Radiator.

KITCHEN

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a range of cream wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer and plumbing for washing machine. Tiled splashback. Recessed low voltage lighting. PVCu double glazed window to the front.

SITTING/DINING ROOM

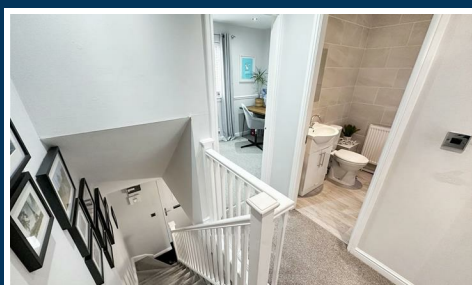
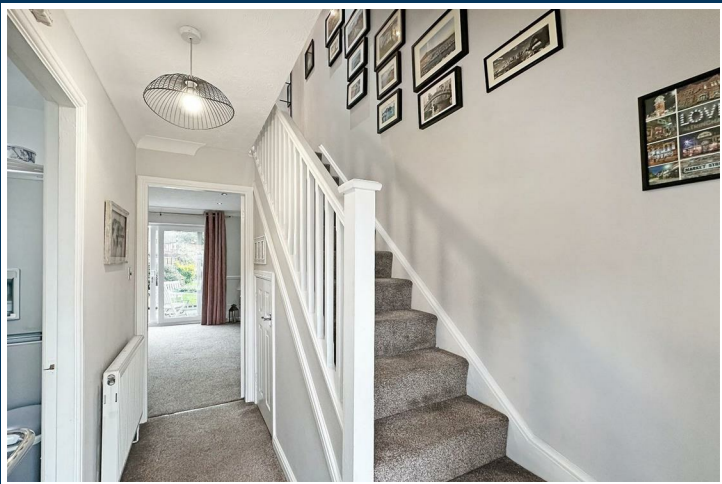
12'9" x 12'2" (3.89m x 3.71m)

With ample space for living and dining suites. Focal point of an electric fireplace. Ceiling cornice. Dado rail. Sliding PVCu double glazed door provides access to the rear garden. Radiator. Recessed low voltage lighting. Television aerial point. Telephone point.

FIRST FLOOR

LANDING

Recessed low voltage lighting. Loft access hatch.



BEDROOM 1

10'2" x 8'0" (3.10m x 2.44m)

Running the full width of the property and with mirror fronted fitted wardrobes. PVCu double glazed window to the rear. Recessed low voltage lighting. Radiator.

BEDROOM 2

9'0" x 7'0" (2.74m x 2.13m)

With PVCu double glazed window to the front. Two fitted storage cupboards. Dado rail. Radiator. Recessed low voltage lighting.

BATHROOM

6'1" x 5'8" (1.85m x 1.73m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Radiator. Recessed low voltage lighting. Extractor fan. Tiled walls.

OUTSIDE

To the front of the property the tarmac driveway provides off road parking for two cars and has adjacent lawned garden. To the rear and accessed via the sitting/dining room is a patio seating area with delightful lawned gardens beyond enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

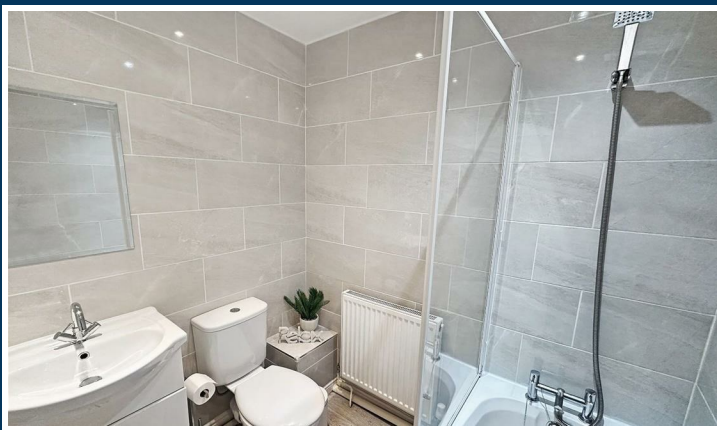
Band "B"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1993 and subject to a Ground Rent of £50.00 per annum. This should be verified by your Solicitor.

NOTE

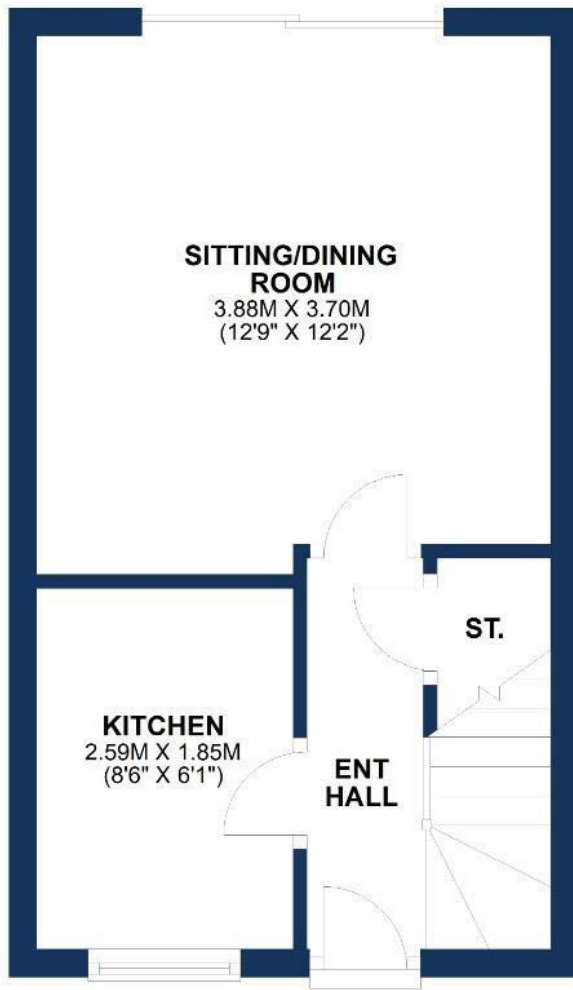
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 24.3 SQ. METRES (261.9 SQ. FEET)



FIRST FLOOR

APPROX. 24.3 SQ. METRES (261.9 SQ. FEET)



TOTAL AREA: APPROX. 48.7 SQ. METRES (523.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARN S

292 HALE ROAD, HALE BARN S
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@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