



11 SOUTH MEADE | TIMPERLEY

OFFERS OVER £700,000

NO ONWARD CHAIN A superb detached family home nestled within this quiet cul de sac providing a superb opportunity to re-model and extend to individual taste subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted living room, sitting room, dining kitchen, cloakroom/WC and rear porch providing access to the garage. To the first floor there are three impressive double bedrooms serviced by the bathroom with separate WC and there is also an additional storeroom. To the front of the property the driveway provides off road parking and there is gated access to the side. To the rear the gardens incorporate a patio seating area with extensive lawns beyond which need to be seen to be appreciated. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6QL

DESCRIPTION

This detached family home is ideally located on one of the areas most sought after cul de sacs within easy reach of Timperley Metrolink station and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation is approached via an enclosed porch which leads onto a large welcoming entrance hall with original leaded and stained glass windows and access to the cloakroom/WC. Towards the front of the property is a superb bay fronted living room whilst to the rear is a separate sitting room with door providing access to the attractive rear garden. Also towards the rear of the property is a separate dining kitchen which has access to a rear porch which leads to the side and also the garage. To the first floor there are three superb double bedrooms serviced by the family bathroom with separate WC.

To the front of the property the driveway provides off road parking and access to the garage and there is an adjacent lawned garden with well stocked flowerbeds. To the rear the gardens are a particular feature incorporating a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders.

A superb family home, superbly proportioned and representing an exciting opportunity to extend if require subject to the relevant permissions being obtained.

Viewing is essential to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors.

ENTRANCE HALL

With glass panelled front door with attractive leaded and stained glass windows and top lights. Telephone point. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard.

LIVING ROOM

16'5" x 12'0" (5.00m x 3.66m)

With PVCu double glazed bay window to the front. Two opaque PVCu double glazed windows to the side. Two radiators. Ceiling cornice. Television aerial point.

SITTING ROOM

13'11" x 12'0" (4.24m x 3.66m)

With PVCu double glazed door providing access to the rear garden. Wall mounted gas fire. Opaque PVCu double glazed window to the side. Television aerial point. Radiator. Picture rail. Ceiling cornice.

DINING KITCHEN

15'1" x 10'6" (4.60m x 3.20m)

With a stainless steel sink unit with drainer. Work top with space for dishwasher and washing machine beneath. Space for cooker and fridge freezer. Ample space for dining suite. Tiled fireplace recess. PVCu double glazed windows to the side and rear. Tiled splashback. Radiator. PVCu double glazed door provides access to the rear porch.

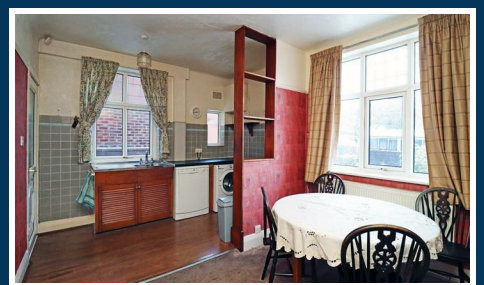
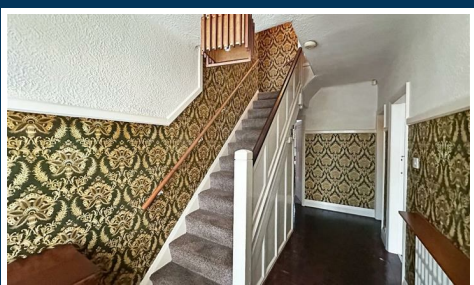
WC

WC and wash hand basin. Half tiled walls. Extractor fan.

FIRST FLOOR

LANDING

Loft access hatch. PVCu double glazed window to the front. Radiator. Access to store room with PVCu double glazed window to the front and measuring 8'5" x 6'2".



BEDROOM 1

16'5" x 12'0" (5.00m x 3.66m)

PVCu double glazed bay window to the front. Opaque PVCu double glazed window to the side. Picture rail. Radiator. Telephone point.

BEDROOM 2

16'1" x 10'6" (4.90m x 3.20m)

PVCu double glazed window to the rear. Tiled fireplace. Fitted storage cupboard. Radiator. Picture rail. Television aerial point.

BEDROOM 3

14'0" x 12'0" (4.27m x 3.66m)

With PVCu double glazed window to the rear. Opaque PVCu double glazed window to the side. Picture rail. Radiator. Telephone point.

BATHROOM

8'52 x 7'1" (2.44m x 2.16m)

With panelled bath and wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Part tiled walls. Airing cupboard.

SEPARATE WC

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

OUTSIDE

GARAGE

14'1" x 8'7" (4.29m x 2.62m)

With up and over door to the front and door providing access to the rear porch. Wall mounted Vaillant gas central heating boiler. Opaque PVCu double glazed window to the side. Light, power and water feed.

To the front of the property the driveway provides off road parking and has adjacent lawned garden with well stocked flowerbeds. To the rear the gardens are a particular feature and incorporate a patio seating area with delightful lawned gardens beyond with well stocked flower beds and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "F"

TENURE

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

NOTE

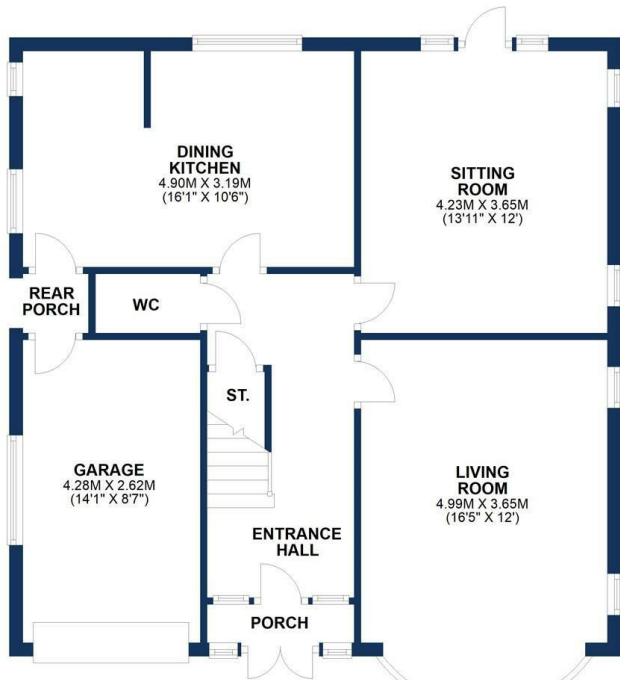
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 76.2 SQ. METRES (820.0 SQ. FEET)



FIRST FLOOR

APPROX. 72.9 SQ. METRES (784.5 SQ. FEET)



TOTAL AREA: APPROX. 149.1 SQ. METRES (1604.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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