

26 CHESTERTON ROAD | BROOKLANDS

£275,000

NO ONWARD CHAIN A deceptively spacious property in an ideal location with excellent rear gardens which need to be seen to be appreciated. The accommodation briefly comprises entrance hall, fitted kitchen, L shaped open plan sitting/dining room, rear conservatory leading onto the rear gardens, three well proportioned bedrooms serviced by the bathroom/WC plus additional separate WC. Off road parking within the driveway to the front whilst to the rear the gardens incorporate two patio seating areas separated by lawned garden. Viewing is highly recommended.

POSTCODE: M23 9LB

DESCRIPTION

Built to a traditional design this attractive mid terraced home forms part of a popular locality containing houses mainly of a similar design and age.

The property is well proportioned throughout and the entrance hall leads onto the fitted kitchen with a comprehensive range of units and with access to the adjacent L shaped open plan sitting/dining room. This space has windows to the front and overlooking the rear gardens and the ground floor accommodation is completed by the rear conservatory which provides access onto the rear gardens.

To the first floor there are three superbly proportioned bedrooms serviced by the family bathroom/WC. There is also the added benefit of a further separate WC to the first floor.

Externally there is off road parking within the flagged driveway to the front which has an adjacent gravelled garden with well stocked flowerbeds and there is gated access to the ginnel at the side which in turn leads onto the rear.

To the rear the gardens incorporate two patio seating areas separate by lawned gardens with well stocked flowerbeds. There is also the added benefit of a summer house.

The location is ideal being within easy reach of Timperley village centre and with local shops and supermarkets close by.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Spindle balustrade staircase to first floor. Radiator. Dado rail. Under stairs storage area plus storage cupboard.

KITCHEN

10'3 x 8'4 (3.12m x 2.54m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for cooker and fridge freezer. Radiator. Laminate wood flooring. Telephone point. Recessed low voltage lighting. Ceiling cornice.

OPEN PLAN L SHAPED SITTING/DINING ROOM

22'7 x 13'11 (6.88m x 4.24m)

With PVCu double glazed box bay windows to the front and rear. Ample space for living and dining suites. Focal point of an electric fireplace with marble effect insert and hearth to the living area. Two radiators. Television aerial point. Telephone point. Ceiling cornice.

CONSERVATORY

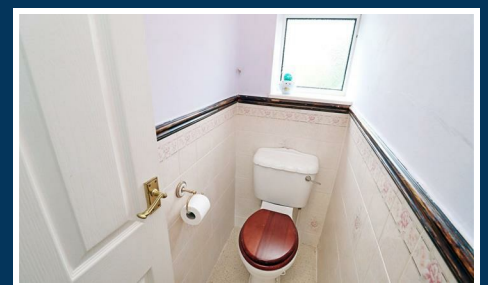
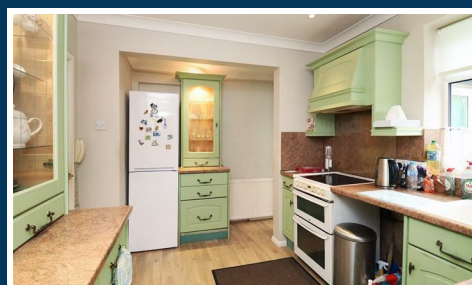
8'10 x 5'7 (2.69m x 1.70m)

PVCu double glazed door provides access to the rear garden. WC and plumbing for washing machine.

FIRST FLOOR

LANDING

Loft access hatch. Dado rail.



BEDROOM 1

15'2 x 10'1 (4.62m x 3.07m)

PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 2

14'4 x 9'6 (4.37m x 2.90m)

PVCu double glazed window to the front. Radiator. Ceiling cornice.

BEDROOM 3

10'1 x 9'3 (3.07m x 2.82m)

PVCu double glazed window to the front. Radiator. Wall mounted Worcester combination gas central heating boiler.

BATHROOM

8'10 x 5'7 (2.69m x 1.70m)

With a suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Radiator.

SEPARATE WC

With low level WC. Half tiled walls. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the flagged drive provides off road parking and has an adjacent gravelled garden with well stocked flowerbeds. Access to a ginnel to the side with gated access to the rear garden.

To the rear the gardens incorporate two patio seating areas separated by lawns with well stocked flowerbeds. There is also the added benefit of a summer house and external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "A"

TENURE

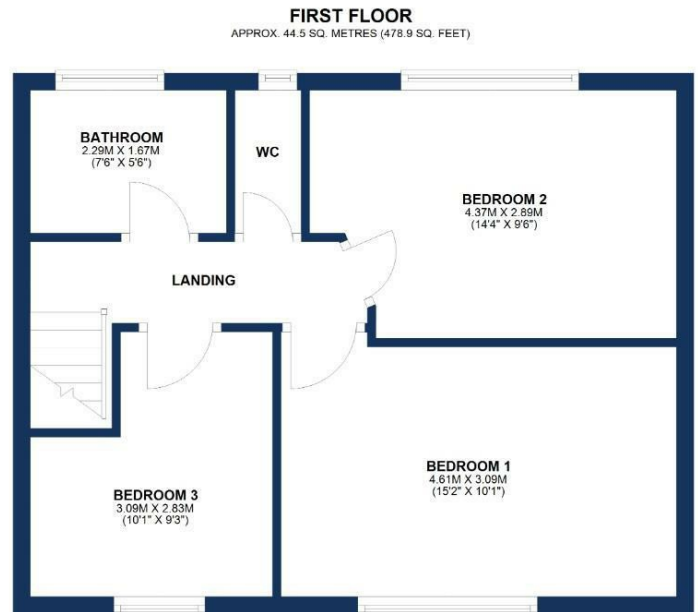
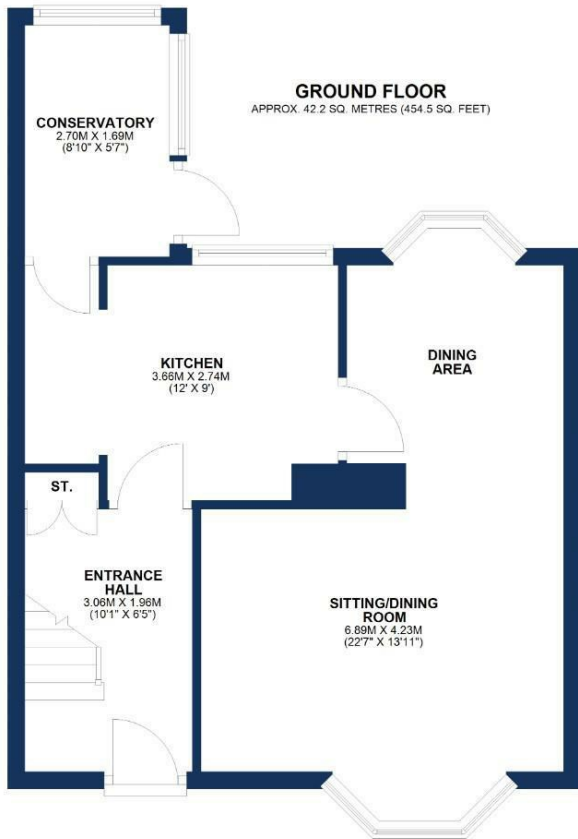
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 86.7 SQ. METRES (933.4 SQ. FEET)
Floorplan 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