



**158A SYLVAN AVENUE | TIMPERLEY**

**£180,000**

A ground floor apartment in need of refurbishment and ideally located within close proximity to highly regarded schools and Timperley Metrolink station and there are local shops close by. The accommodation briefly comprises enclosed porch, sitting/dining room, fitted kitchen, double bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. A superb property with much further potential, viewing is highly recommended.



**POSTCODE: WA15 6AH**

## DESCRIPTION

This superbly proportioned ground floor apartment is approximately half a mile from the Metrolink station and a little over one mile from the village centre of Timperley. The property requires a program of refurbishment and presents an ideal opportunity to remodel to individual taste.

The accommodation benefits from a private entrance with enclosed porch beyond and sitting room with adjoining dining room which could be converted back into an additional reception room or second bedroom. There is a fitted kitchen and double bedroom served by a shower room/WC.

Externally there is the added benefit of off road parking and private garden.

Gas central heating has been installed together with PVCu double glazing.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

**8'11" x 5'2" (2.72m x 1.57m)**

Double opening PVCu double glazed doors set within matching side-screens.

#### SITTING ROOM

**19'7" x 9'7" (5.97m x 2.92m)**

Two PVCu double glazed windows. Coved cornice. Radiator.

#### DINING ROOM

**9'3" x 8'10" (2.82m x 2.69m)**

Coved cornice. Radiator.

#### KITCHEN

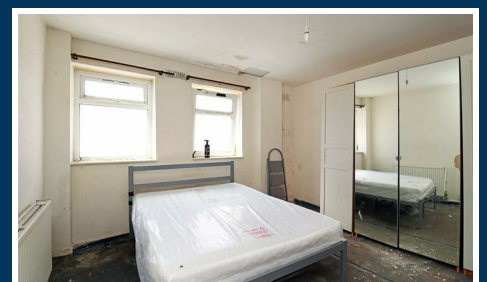
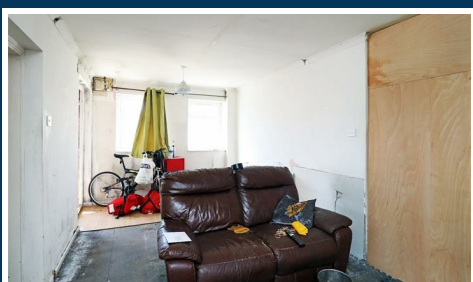
**8'1" x 7'7" (2.46m x 2.31m)**

Matching wall and base units beneath heat resistant work-surfaces and stainless steel drainer sink with tiled splash-back. Four ring ceramic hob. Space for a fridge freezer. Recess for an automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed window. Tiled floor.

#### DOUBLE BEDROOM

**12'4" x 10'2" (3.76m x 3.10m)**

Two opaque PVCu double glazed windows. Radiator.



## SHOWER ROOM/WC

Vanity wash basin with mixer tap and low-level WC. Panelled enclosure with thermostatic shower. Partially tiled walls. Tiled floor. Two opaque PVCu double glazed windows. Radiator

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## SERVICE CHARGE

We understand the service charge is approximately £70 per month. Full details will be provided by our client's Solicitor.

## TENURE

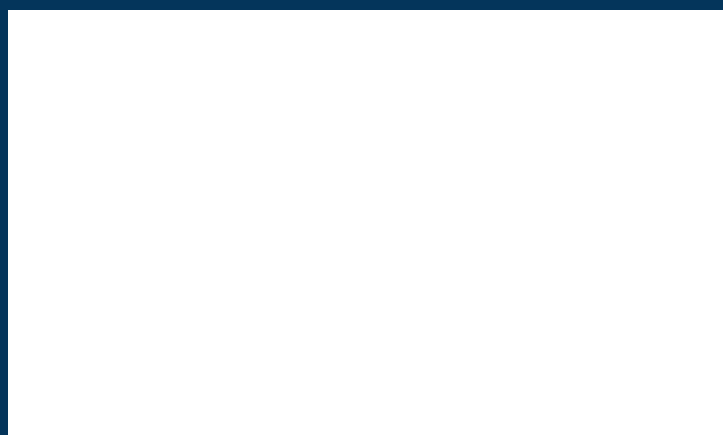
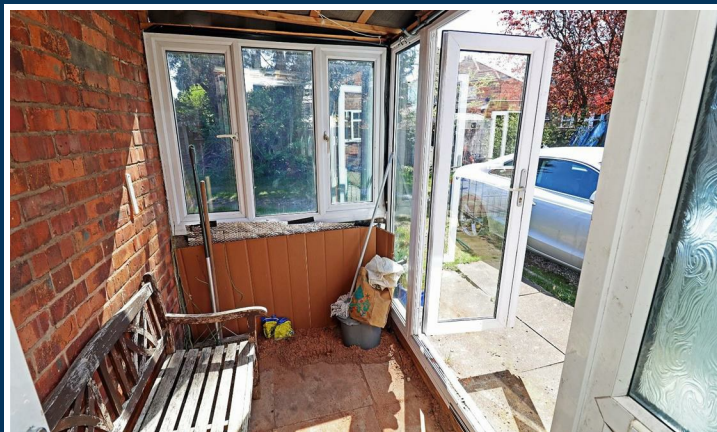
We are informed the property is held on a Leasehold basis for the residue of a 999 year term. This should be verified by your Solicitor.

## COUNCIL TAX

Band A.

## NOTE

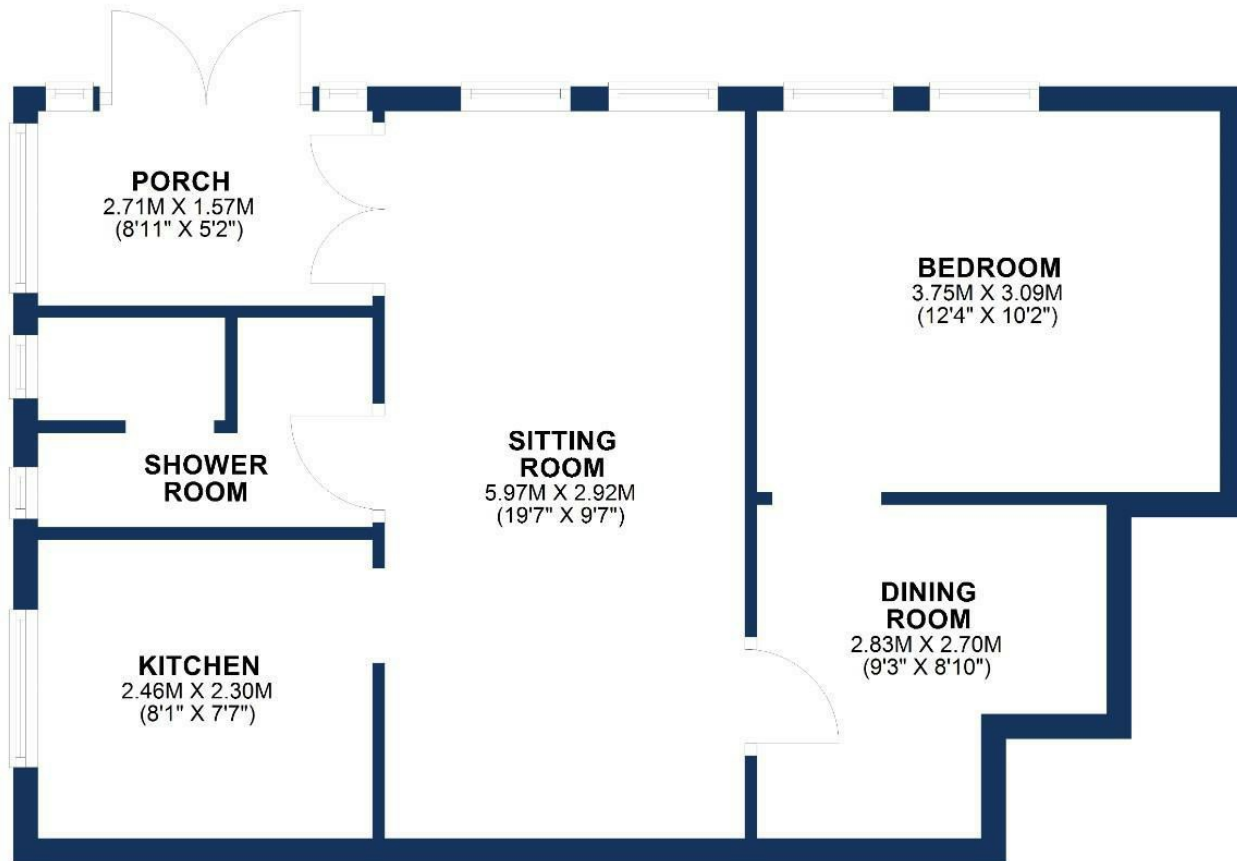
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 52.8 SQ. METRES (568.1 SQ. FEET)



TOTAL AREA: APPROX. 52.8 SQ. METRES (568.1 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