



2 UPTON DRIVE | TIMPERLEY

£450,000

NO CHAIN An immaculate semi detached family home which has undergone a complete programme of modernisation in recent years and occupies an enviable position within easy reach of local shops and Timperley Metrolink station on Park Road. The accommodation briefly comprises recessed porch, entrance hall, front sitting room, open plan dining kitchen to the rear with doors leading onto the rear gardens, three bedrooms and bathroom/WC. Off road parking within the driveway to the front whilst to the side and rear is a patio seating area with delightful lawned gardens beyond. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA14 5QP

DESCRIPTION

This superbly presented semi detached family home is ideally located within walking distance of Timperley Metrolink station and with local shops available on Park Road. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation has been re-planned and modernised to create superbly presented living space which needs to be seen to be appreciated. The recessed porch leads onto the welcoming entrance hall which provides access onto the bay fronted sitting room. To the rear of the property the accommodation has been re-planned to create a full width open plan dining kitchen fitted with a comprehensive range of soft close units and a variety of integrated appliances and with bi folding doors leading onto the rear garden. Within the kitchen is a utility cupboard with plumbing for washing machine and housing the gas central heating boiler.

To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front the driveway provides off road parking and there are adjacent lawned gardens and gated access to the side. To the side and rear is a patio seating area with delightful lawned gardens beyond with fence borders and light and power.

A superb property in an ideal location and viewing is essential to appreciate the presentation and accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door. LVT flooring. Half panelled walls. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard.

SITTING ROOM

12'2" x 12'0" (3.71m x 3.66m)

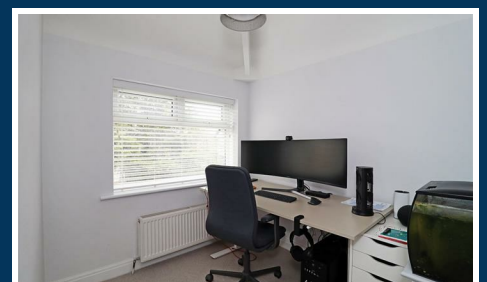
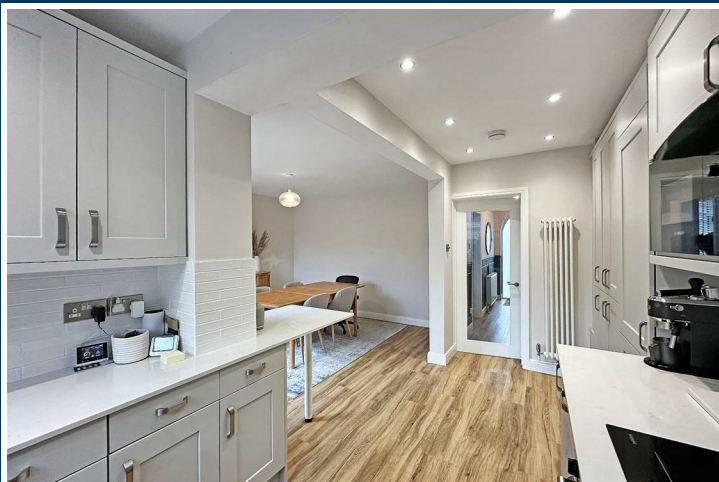
PVCu double glazed bay window to the front. LVT flooring. Radiator. Fitted storage cupboard. TV aerial/data point.

FULL WIDTH DINING KITCHEN

18'5" x 18'0" (5.61m x 5.49m)

Fitted with a comprehensive range of soft close wall and base units with work surface over incorporating a sink unit with drainer plus hose tap and breakfast bar. Integrated double oven/grill plus four ring ceramic hob with extractor hood over. Integrated fridge freezer and dishwasher. Utility cupboard housing the combination gas central heating boiler and with plumbing for washing machine. LVT flooring throughout. PVCu double glazed bi-folding doors and window to the rear. Space for dining suite. Two radiators. Television aerial/data point.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Half panelled walls. Loft access hatch with pull down ladder to loft space.

BEDROOM 1

14'5" x 11'0" (4.39m x 3.35m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

8'0" x 6'11" (2.44 x 2.11)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'5" x 6'11" (2.57m x 2.11m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, walk in shower enclosure plus vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Extractor fan. Part tiled walls. Recessed low voltage lighting.

OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent lawned gardens and gated access to the side. To the side and rear is a patio seating area with delightful lawned gardens beyond with further patio seating area. The rear gardens are enclosed with fence borders and there is external power and water supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

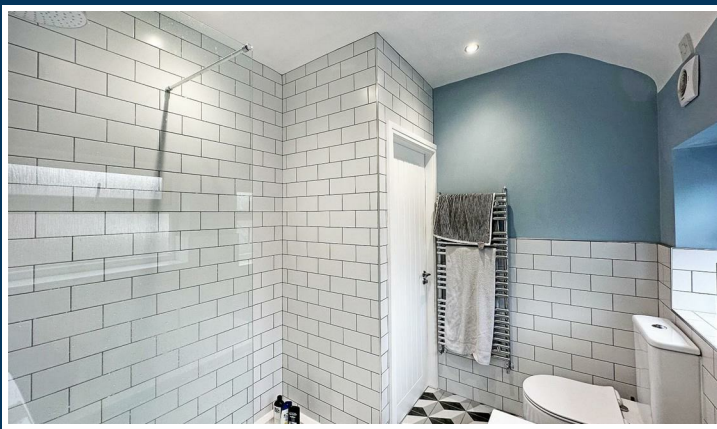
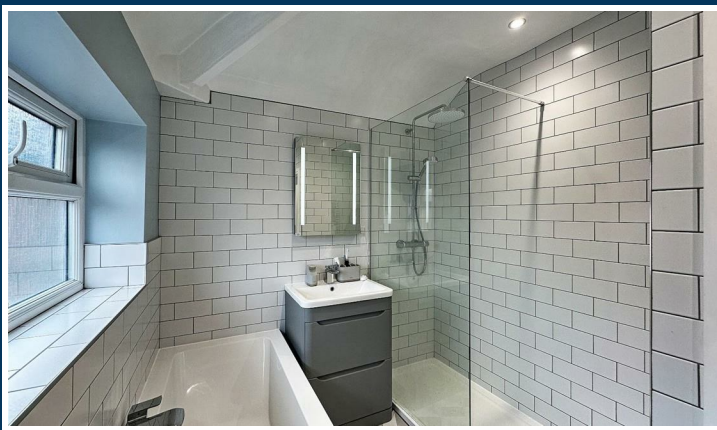
TENURE

We are informed the property is held on a Freehold basis. 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.

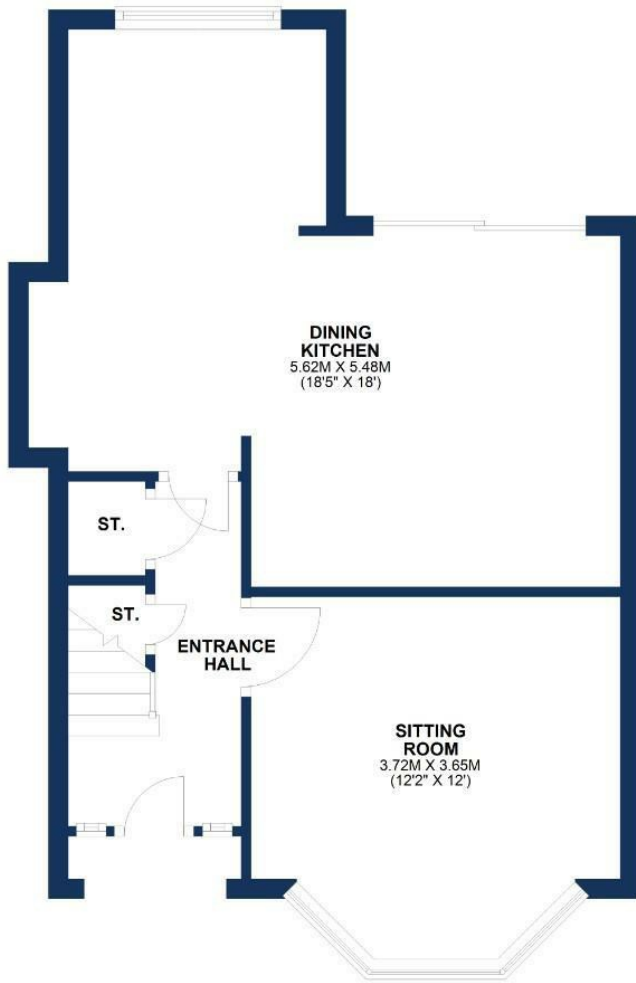
EPC available upon request.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 42.6 SQ. METRES (458.3 SQ. FEET)



FIRST FLOOR

APPROX. 37.6 SQ. METRES (404.8 SQ. FEET)



TOTAL AREA: APPROX. 80.2 SQ. METRES (863.2 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