



## 15 DELAHAYS LODGE WOOD LANE | TIMPERLEY

£150,000

\*\*\*NO ONWARD CHAIN\*\*\*

A purpose built first floor retirement apartment within this development for the over 55's and with a southerly aspect creating a naturally light interior. The well presented accommodation briefly comprises secure communal reception area, private entrance hall with cloaks/storage cupboard, spacious sitting/dining room with French windows to a Juliet balcony, adjacent fitted kitchen with integrated appliances, two excellent double bedrooms and modern shower room/WC. Resident and visitor parking. Communal gardens.



**POSTCODE: WA15 7PG**

## DESCRIPTION

Delahays Lodge is a development of apartments age restricted to over 55's ideally located in an attractive setting surrounded by superb landscaped grounds.

The secure communal entrance hall has the advantage of a staircase and lift to all floors and the well presented accommodation is positioned on the first floor. Approached beyond a composite front door the private entrance hall provides ample storage and leads onto a spacious sitting/dining room with French windows which open onto a Juliet balcony with delightful views in a southerly direction. This sought after aspect creates a naturally light interior and needs to be seen to be appreciated. The adjacent kitchen is fitted with light wood units and benefits from a range of integrated appliances. There are two double bedrooms and a recently refitted modern shower room/WC with white suite.

Electric heating has been installed together with PVCu double glazing.

Externally there is resident and visitor parking and well maintained communal gardens to the front, side and rear.

## ACCOMMODATION

### GROUND FLOOR

#### SECURE COMMUNAL RECEPTION AREA

Staircase and lift to all floors.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Woodgrain effect composite front door. Cloaks/storage cupboard with hanging rail and shelving. Airing cupboard housing the hot water cylinder. Video entry system. Recessed LED lighting. Coved cornice. Electric storage heater.

#### SITTING/DINING ROOM

**15'2" x 12'6" (4.62m x 3.81m)**

PVCu double glazed French windows to a Juliet balcony with wrought iron balustrade. Two wall light points. Television/telephone/Virgin Media points. Coved cornice. Two electric storage heaters.

#### KITCHEN

**9'11" x 6'8" (3.02m x 2.03m)**

Fitted with light wood wall and base units beneath heat resistant work-surfaces and stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above. Space for a fridge freezer. Recess for an automatic washing machine. PVCu double glazed window. Coved cornice.



## BEDROOM ONE

15'2" x 8'3" (4.62m x 2.51m)

Fitted with a three door range of wardrobes containing hanging rails and shelving. PVCu double glazed window. Coved cornice. Electric storage heater.

## BEDROOM TWO

11'9" x 7'9" (3.58m x 2.36m)

PVCu double glazed window. Coved cornice.

## SHOWER ROOM/WC

8'3" x 6'8" (2.51m x 2.03m)

White/chrome pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Tiled enclosure with electric shower. Partially tiled walls. Recessed LED lighting. Extractor fan. Coved cornice. Wall mounted convactor heater.

## OUTSIDE

Resident and visitor parking.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 125 years commencing 1st August 1986. This should be verified by your Solicitor.

## SERVICE CHARGE

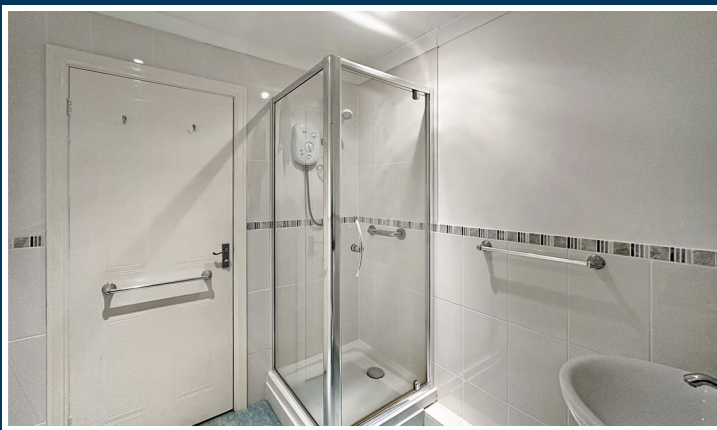
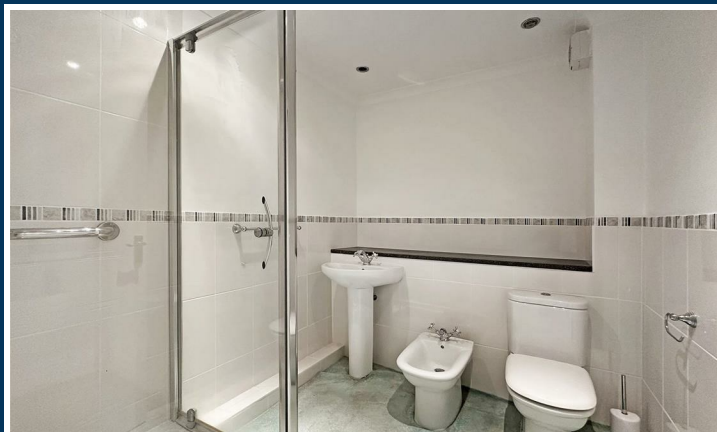
We understand the service charge is currently £154.26 per calendar month (£1,851.12 per annum). This includes heating, cleaning and lighting of common parts, maintenance of communal grounds, ground rent and buildings insurance. Full details will be provided by our clients solicitor.

## COUNCIL TAX

Band C.

## NOTE

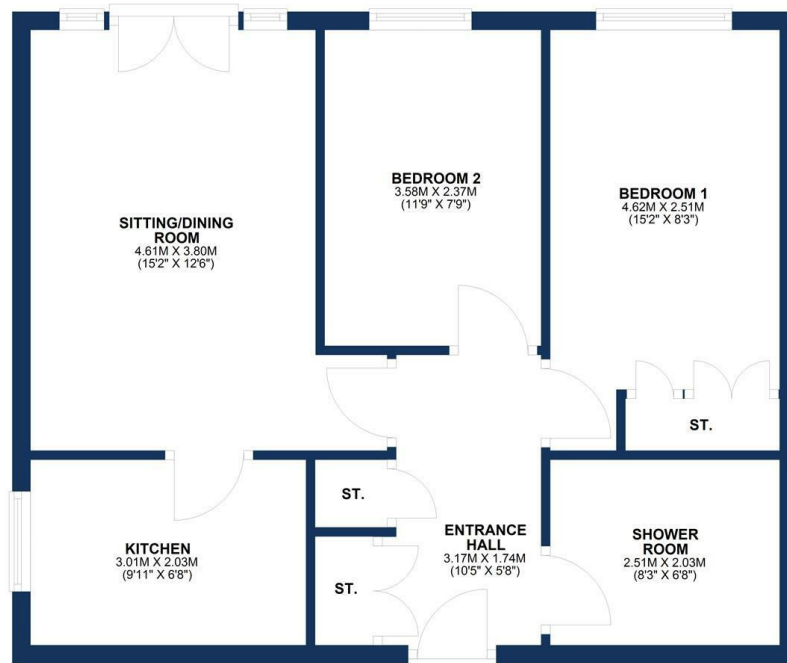
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**FIRST FLOOR**  
APPROX. 55.1 SQ. METRES (593.3 SQ. FEET)



TOTAL AREA: APPROX. 55.1 SQ. METRES (593.3 SQ. FEET)  
Floorplan for illustrative purposes only



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