

## 12 STANLEY DRIVE | TIMPERLEY

£750,000

A superbly proportioned semi detached family home in an ideal location within easy reach of Timperley village centre and Altrincham town centre with well proportioned accommodation that needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, sitting room with access onto the rear gardens, impressive open plan living dining kitchen with access to rear gardens and adjacent cloakroom/WC. To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom/WC. There is also the added benefit of a useful loft room. The driveway to the front provides off road parking whilst to the rear the gardens are a particular feature incorporating a patio seating area and extensive lawns. Viewing is highly recommended.



**POSTCODE: WA15 7QF**

## DESCRIPTION

A superb opportunity to purchase this extended well proportioned semi detached family home in a convenient location within easy reach of Altrincham town centre and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools including Cloverlea Primary School and Wellington School.

The well presented accommodation needs to be seen to be appreciated and is approached via an enclosed porch leading onto the welcoming entrance hall. To one side is a large sitting room with French doors leading onto the extensive rear gardens whilst to the other side and rear of the property the accommodation has been re-planned to create an impressive open plan living dining kitchen again with access to the rear gardens. Off the kitchen there is also an adjacent utility room/cloakroom with WC.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom/WC. The accommodation is completed by a useful loft room with access to large eaves storage area.

Externally to the front of the property there is ample off road parking within the driveway with mature hedge and fence borders. To the rear is a large patio seating area with extensive lawned gardens beyond with well stocked flowerbeds and fence borders.

In conclusion a superb family home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled front door and matching side screen. Tiled floor. Glass panelled door to:

#### ENTRANCE HALL

Leaded and stained glass panelled front door. Ceiling cornice and dado rail. Spindle balustrade staircase to first floor.

#### SITTING ROOM

**19'3" x 10'10" (5.87m x 3.30m)**

With lead effect PVCu double glazed window to the front and PVCu double glazed French doors provide access to the rear patio seating area with lawned gardens beyond. Attractive fireplace housing an electric fire. Ceiling cornice. Radiator. Television aerial point.

#### OPEN PLAN LIVING DINING KITCHEN

**29'8" x 21'11" (9.04m x 6.68m)**

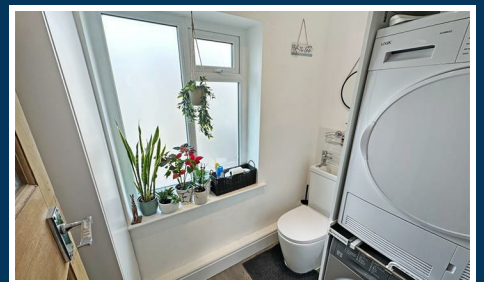
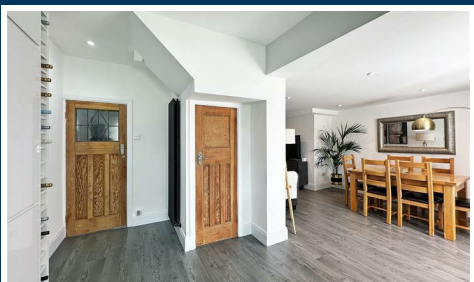
An impressive open plan space comprising:

#### KITCHEN

Fitted with a comprehensive range of high gloss wall and base units with marble effect work surface over incorporating a 1 1/2 bowl sink unit. Integrated double oven/grill. Space for American style fridge freezer. Integrated dishwasher. Velux window to the rear. Access to under stairs storage cupboard. Two double glazed windows to the side and one to the rear overlooking the garden. Recessed low voltage lighting. Radiator. Wine rack. Wood effect flooring.

#### LIVING AND DINING AREA

Ample space for living and dining suites. PVCu double glazed French doors provide access to the extensive rear gardens. Recessed low voltage lighting. Radiator. Television aerial point. Wood effect flooring.



## CLOAKROOM/UTILITY

8'5" x 4'9" (2.57m x 1.45m)

With plumbing for washing machine and space for dryer. WC and wash hand basin. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Fitted storage cupboard housing the combination gas central heating boiler.

## FIRST FLOOR

### LANDING

Spindle balustrade staircase to loft room. Ceiling cornice. Dado rail.

### BEDROOM 1

11'9" x 10'11" (3.58m x 3.33m)

With PVCu double glazed window to the rear. Fitted storage and dressing table. Radiator.

### EN-SUITE

8'3" x 7'8" (2.51m x 2.34m)

With a suite comprising tiled shower cubicle. Vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Chrome heated towel rail.

### BEDROOM 2

10'10" x 9'8" (3.30m x 2.95m)

With PVCu double glazed window to the front. Radiator.

### BEDROOM 3

10'10" x 9'5" (3.30m x 2.87m)

PVCu double glazed window to the rear. Fitted wardrobes. Laminate flooring. Radiator.

### BEDROOM 4

8'1" x 7'3" (2.46m x 2.21m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'1" x 6'7" (2.46m x 2.01m)

With a suite comprising panelled bath with electric shower over, wash hand basin and WC. Tiled walls. Two opaque PVCu double glazed windows to the rear. Radiator.

## LOFT ROOM

11'10" x 6'5" (3.61m x 1.96m)

With PVCu double glazed window to the side and Velux window to the front. Access to eaves storage space.

## OUTSIDE

To the front of the property the drive provides off road parking and has an adjacent flowerbed and mature hedge and fence borders. Immediately to the rear is a large patio seating area with extensive lawned gardens beyond with well stocked flowerbeds and fence borders. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

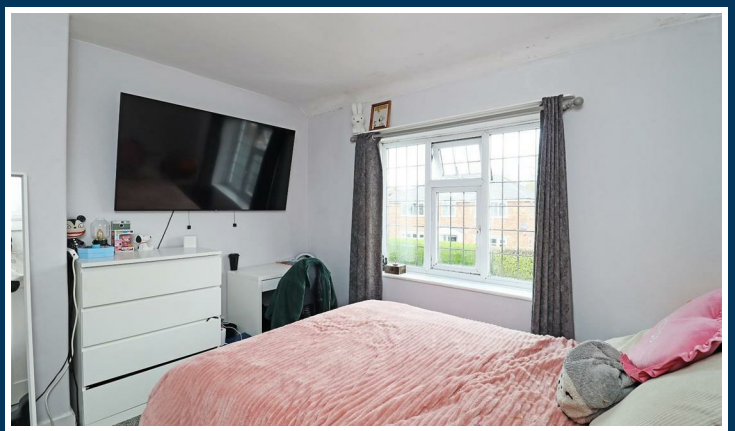
Band "E"

## 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.

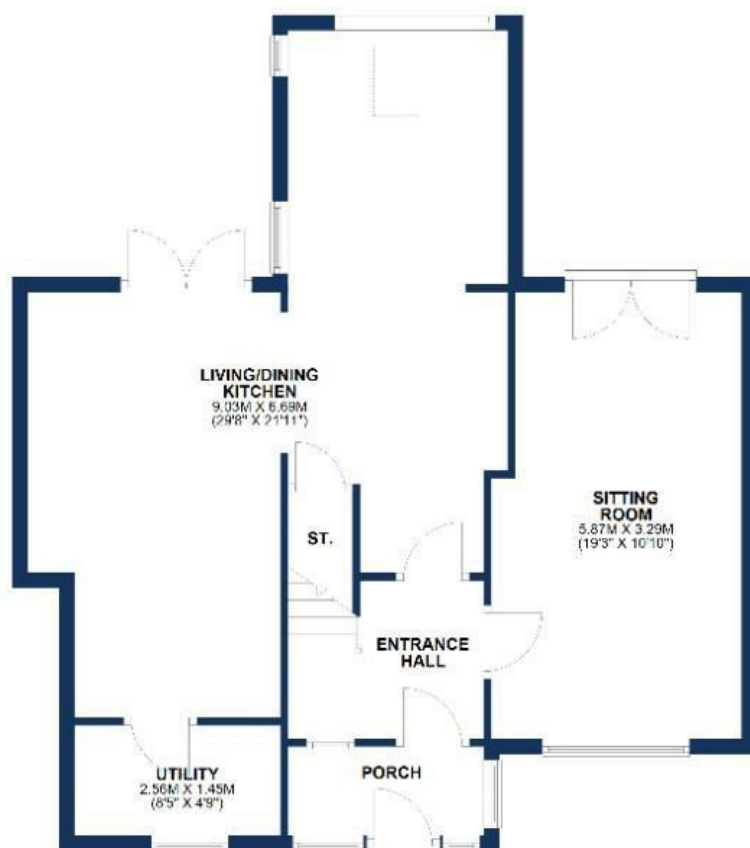


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.



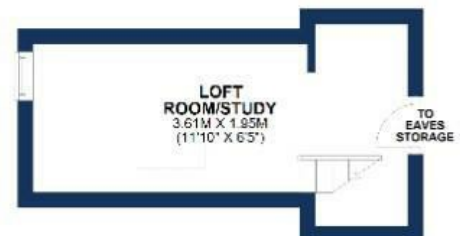
# GROUND FLOOR

APPROX. 70.5 SQ. METRES (759.0 SQ. FEET)



# SECOND FLOOR

APPROX. 10.5 SQ. METRES (112.7 SQ. FEET)



APPROX. 135.6 SQ. METRES (1460.0 SQ. FEET)  
*Figures for flatlets garages only*

# FIRST FLOOR

APPROX. 54.7 SQ. METRES (588.4 SQ. FEET)



## 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