



## APARTMENT 3, 4 MARYPORT DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £200,000

\*\*\*NO CHAIN\*\*\* A superbly proportioned modern apartment in a popular residential location which needs to be seen to be appreciated. The accommodation briefly comprises secure communal entrance hall, private entrance hall, open plan sitting and dining room with adjacent fitted kitchen with a range of integrated appliances, master bedroom with en suite shower room/WC plus second double bedroom and bathroom/WC. Allocated residents parking. Ideally located within easy reach of Timperley village centre.



**POSTCODE: WA15 7NS**

## DESCRIPTION

Maryport Drive is part of the Kentmere place development built by Bryant Homes completed in 2005. The location is ideally placed for the shops in the middle of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over two miles away and the area also has excellent communication links being within easy reach of the motorway network and Metrolink tram service into Manchester.

The accommodation is superbly presented throughout and approached via a secure communal entrance hall with stairs leading to the second floor where adjacent to the entrance to the apartment there is a separate storage cupboard. A private entrance hall leads onto the excellent open plan sitting/dining room which in turn leads onto the kitchen fitted with a comprehensive range of grey high gloss units and with integrated appliances.

The master bedroom benefits from an en suite shower room/WC and there is a second double bedroom and the main bathroom/WC completes the accommodation.

Externally there are well maintained communal gardens and an allocated parking space (space no. 12).

An excellent apartment which needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry systems. Access to car park.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Phone entry system. Radiator. Loft access hatch. Hardwood front door.

#### OPEN PLAN SITTING / DINING ROOM

**20'3" x 11'6" (6.17m x 3.51m)**

With two PVCu double glazed windows to the front. Two radiators. Ample space for living and dining suites. Television/satellite/telephone point. Opening to:

#### KITCHEN

**13'4" x 5'9" (4.06 x 1.75)**

Fitted with a comprehensive range of grey high gloss wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Integrated fridge/freezer and washing machine. Integrated oven/grill plus four ring gas hob with extractor over. Tiled splashback. PVCu double glazed window to the rear. Radiator. Cupboard housing Potterton gas central heating boiler/water system.

#### BEDROOM I

**13'4" x 12'7" (4.06m x 3.84m)**

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point.





## EN SUITE

8'7" x 6'3" (2.62m x 1.91m)

With a white suite with chrome fittings comprising separate tiled shower cubicle, pedestal wash hand basin and WC. Half tiled walls. Extractor fan. Radiator.

## BEDROOM 2

15'6" x 7'7" (4.72m x 2.31m)

With two PVCu double glazed windows to the front. Radiator.

## BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Part tiled walls. Radiator. Extractor fan.

## OUTSIDE

Allocated residents parking space.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band C.

## TENURE

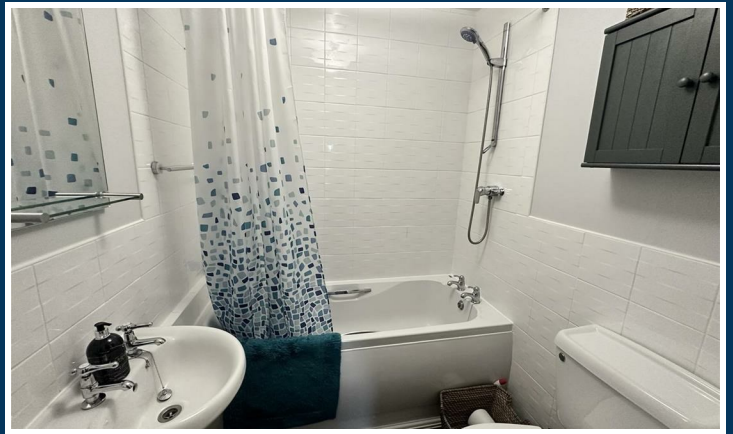
We are informed the property is held on a leasehold basis of 125 year term commencing 01/07/2005 and subject to a ground rent payable of approximately £125 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is approximately £1600.00 pa. Full details will be provided by our clients Solicitor.

## NOTE

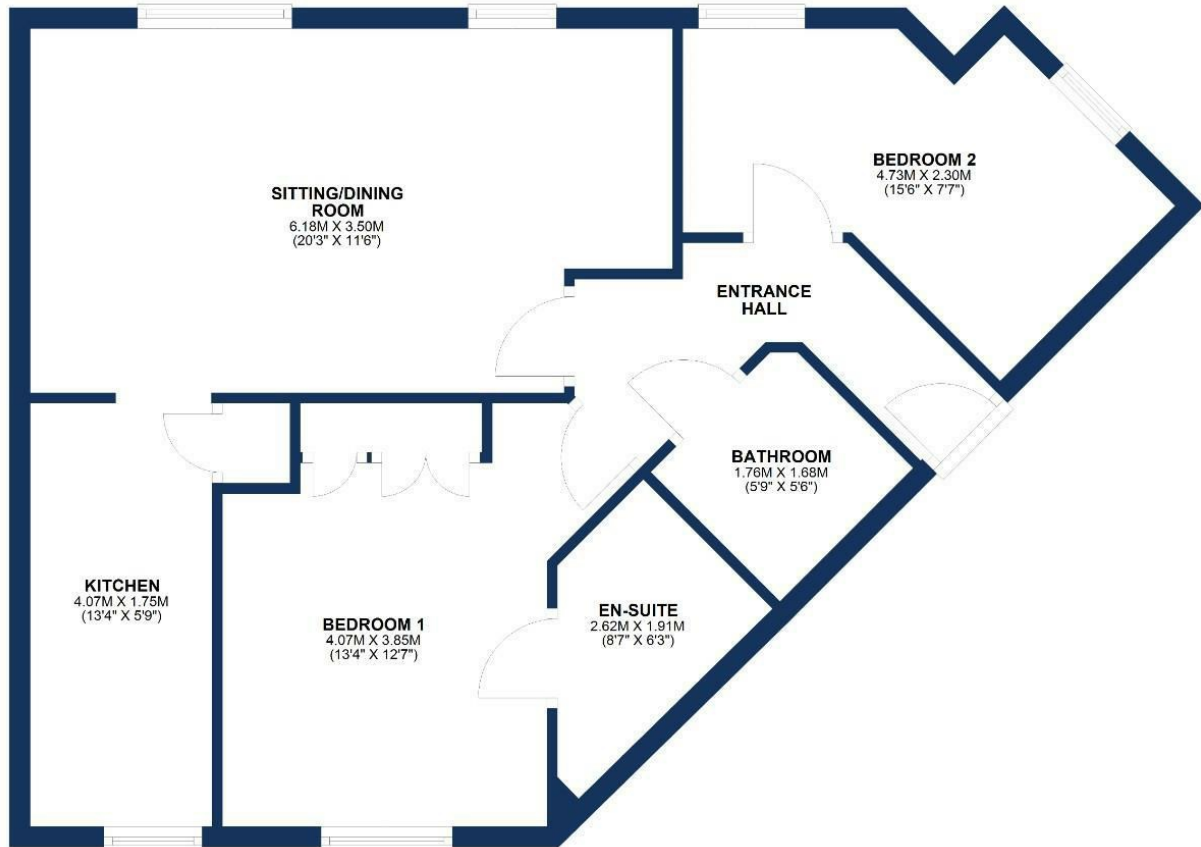
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

## SECOND FLOOR

APPROX. 65.0 SQ. METRES (699.4 SQ. FEET)



TOTAL AREA: APPROX. 65.0 SQ. METRES (699.4 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