



34 AIMSON ROAD EAST | TIMPERLEY

OFFERS OVER £275,000

NO ONWARD CHAIN A superbly proportioned family home in an ideal location within easy reach of Timperley village centre. The accommodation briefly comprises entrance hall, full depth dining kitchen to one side with access to the south facing rear garden and to the other is a full depth sitting room. To the first floor there are three excellent bedrooms and bathroom/WC. To the front of the property the drive provides off road parking whilst to the rear the gardens benefit from a southerly aspect and incorporate a decked seating area and lawn. Viewing is highly recommended.

POSTCODE: WA15 7DA

DESCRIPTION

This mid terrace family home is well presented and proportioned throughout and ideally located.

The accommodation to the ground floor is approached via the entrance hall which has access to a small storage area and then leads to the fitted dining kitchen to one side with door to the rear gardens and to the other side is a full depth sitting room with dual aspect windows. To the first floor there are three excellent bedrooms, the master benefitting from fitted storage and all are serviced by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking. To the rear the gardens incorporate a decked seating area with lawned gardens beyond all benefitting from a south westerly aspect to enjoy the sun all day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Meter storage cupboard. Stairs to first floor.

SITTING ROOM

15'11" x 8'8" (4.85m x 2.64m)

With a focal point of a living flame gas fire. Laminate flooring. PVCu double glazed windows to the front and rear. Television aerial point. Telephone point. Radiator. Understairs storage cupboard.

DINING KITCHEN

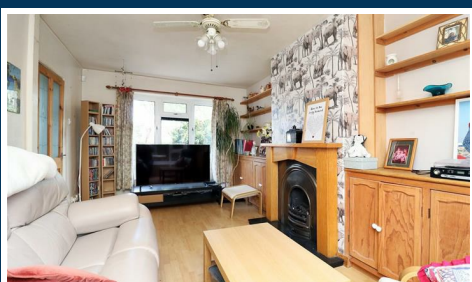
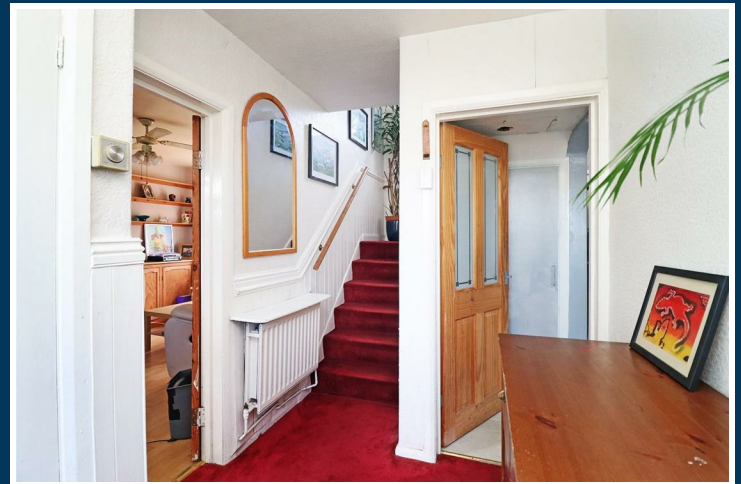
15'11" x 8'8" (4.85m x 2.64m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer, washing machine, dryer and dishwasher. Ample space for dining suite. PVCu double glazed windows to the front and rear. PVCu double glazed door provides access to the garden. Tiled splashback. Two radiators.

FIRST FLOOR

LANDING

PVCu double glazed window to the rear. Airing cupboard housing combination gas central heating boiler. Loft access hatch with pull down ladder to boarded loft space with light.



BEDROOM 1

15'11" x 8'9" (4.85m x 2.67m)

PVCu double glazed window to the front and rear. Radiator. Fitted storage and shelving.

BEDROOM 2

10'0" x 8'7" (3.05m x 2.62m)

PVCu double glazed window to the rear. Radiator. Dado rail.

BEDROOM 3

10'0" x 7'0" (3.05m x 2.13m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'10" x 5'7" (2.39m x 1.70m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls.

OUTSIDE

To the front of the property the drive provides off road parking and has an adjacent garden. To the rear and accessed via the dining kitchen the rear gardens incorporate a decked seating area with lawns beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

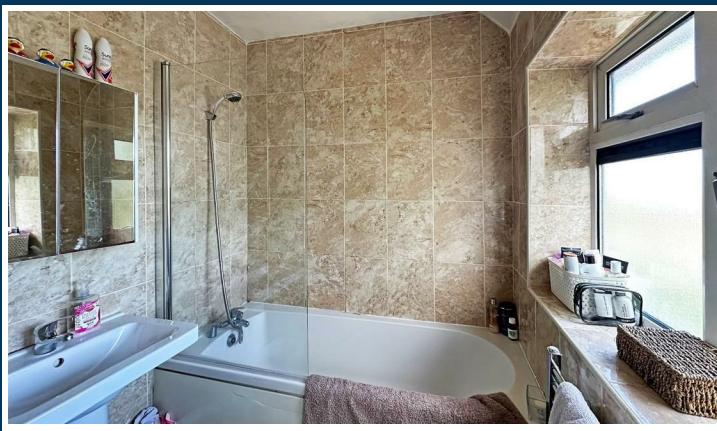
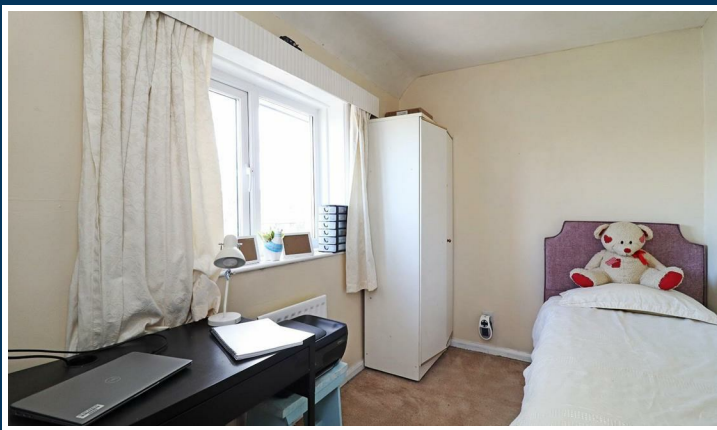
Band "B"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

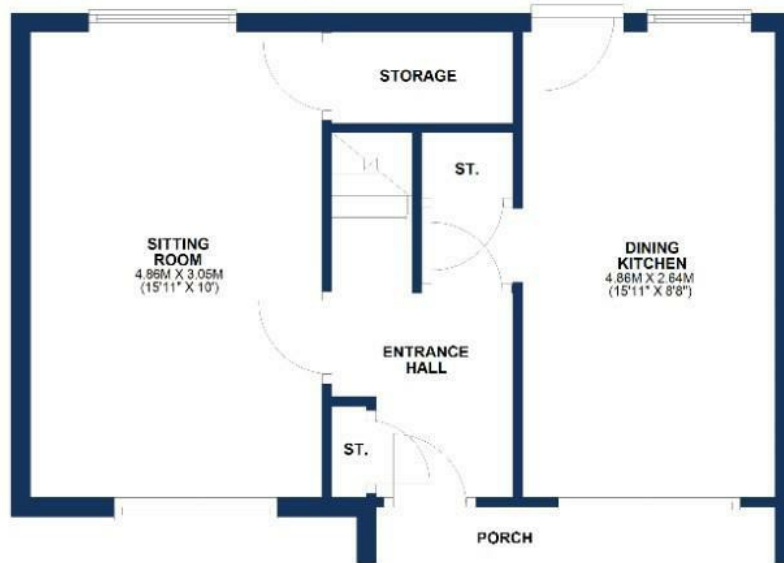
NOTE

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

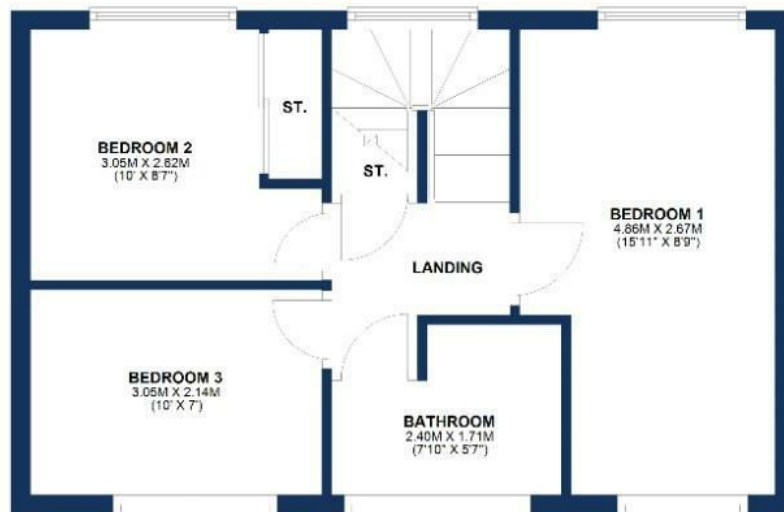


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GROUND FLOOR
APPROX. 39.8 SQ. METRES (428.8 SQ. FEET)



FIRST FLOOR
APPROX. 37.8 SQ. METRES (406.9 SQ. FEET)



TOTAL AREA: APPROX. 77.6 SQ. METRES (835.7 SQ. FEET)

Figures for illustration 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