



**38 CARRFIELD AVENUE | TIMPERLEY**

**£350,000**

A beautifully presented and proportioned end terraced family home in a popular residential location. The accommodation briefly comprises enclosed porch, entrance hall, full depth dining kitchen with access to the rear gardens plus full depth sitting room again with access to the rear garden, three well proportioned bedrooms and bathroom with separate WC. Ample off road parking within the driveway plus adjacent lawned garden and gated access to the rear. To the side and rear the gardens incorporate decked and patio seating areas with lawned garden between. Viewing is highly recommended.



**POSTCODE: WA15 7DP**

## DESCRIPTION

A superbly proportioned and presented end terraced family home in a popular residential location occupying an enviable corner plot with gardens to three sides.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall with storage cupboard and stairs to first floor. To one side is a fitted dining kitchen with dual aspect windows and door providing access to the rear garden. To the other side is a full depth sitting room with a focal point of a log burner and with double doors leading onto the rear garden. To the first floor there are three excellent bedrooms serviced by the modern bathroom and separate WC.

To the front of the property the gravel driveway provides off road parking and benefits from an adjacent lawned garden and there is gated access to the side. The gardens to the side and rear incorporate decked and paved seating areas with delightful lawned gardens between enjoying a high degree of privacy and a southerly aspect to enjoy the sun all day.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors.

#### ENTRANCE HALL

Composite front door. Stairs to first floor. Radiator. Telephone point. Meter storage cupboard.

#### DINING KITCHEN

**16'0" x 9'0" (4.88m x 2.74m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer and washing machine. Two PVCu double glazed windows to the side. PVCu double glazed door provides access to the rear garden. Space for dining suite. Radiator. Access to under stairs storage cupboard. Tiled splashback.

#### SITTING ROOM

**16'1" x 9'8" (4.90m x 2.95m)**

A superb full depth reception room with a focal point of a log burner. PVCu double glazed window to the front. PVCu double glazed doors to the rear gardens. Radiator. Storage cupboard. Television aerial point. Telephone point.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the rear. Airing cupboard. Loft access hatch.



## BEDROOM 1

16'1" x 9'0" (4.90m x 2.74m)

PVCu double glazed windows to the side and rear. Picture rail. Radiator.

## BEDROOM 2

9'11" x 8'6" (3.02m x 2.59m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'11" x 7'1" (3.02m x 2.16m)

PVCu double glazed window to the front. Radiator. Picture rail.

## BATHROOM

6'0" x 5'0" (1.83m x 1.52m)

With a white suite with contrasting black fittings comprising panelled bath with mixer shower and wash basin. Opaque PVCu double glazed window to the front. Chrome heated towel rail.

## SEPARATE WC

With WC and opaque PVCu double glazed window to the front.

## OUTSIDE

To the front of the property the drive provides ample off road parking and there is an adjacent lawned garden plus gated access to the side. To the side and rear the gardens incorporate decked and patio seating areas with lawned garden between all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

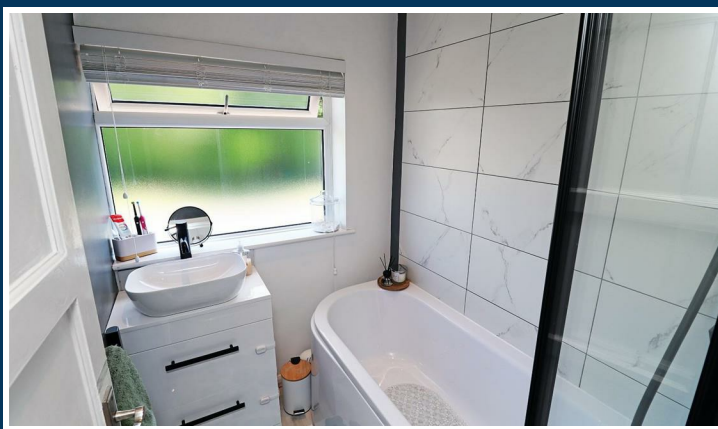
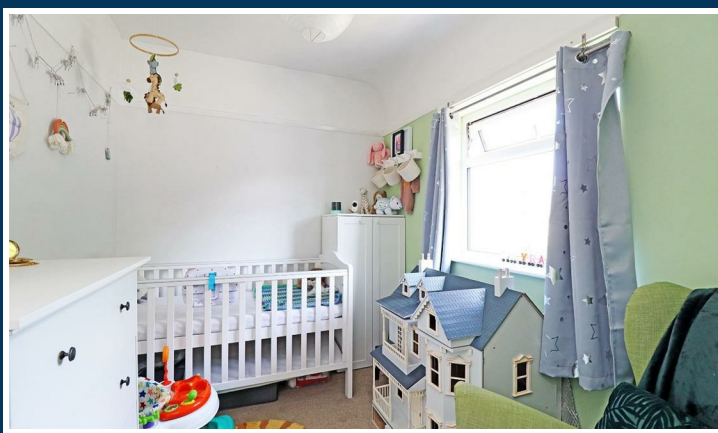
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## TENURE

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.

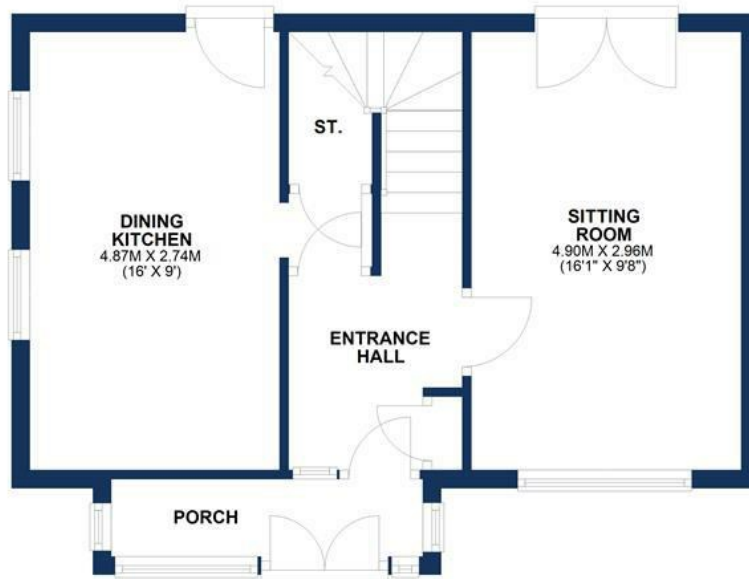


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## GROUND FLOOR

APPROX. 40.7 SQ. METRES (438.1 SQ. FEET)



## FIRST FLOOR

APPROX. 37.5 SQ. METRES (403.2 SQ. FEET)



TOTAL AREA: APPROX. 78.2 SQ. METRES (841.3 SQ. FEET)

Floorplan for illustrative purposes only



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