



## HIGHLANDS | 17 PARK ROAD | TIMPERLEY

OFFERS OVER £900,000

An immaculate detached family home occupying a superb corner plot and ideally positioned within easy reach of Timperley Village centre and Timperley Metrolink station. The accommodation has been extended to offer well proportioned rooms presented to the highest of standards and briefly comprising, glazed porch, entrance hall with cloaks cupboard, separate sitting room with solid fuel burner, impressive open plan living/dining kitchen with central island and doors to the gardens and solid fuel burner, rear hallway with access to the shower room/WC and a separate study with adjacent utility cupboard and storage bay. To the first floor there is an impressive principal suite plus three further double bedrooms serviced by the family bathroom/WC. Externally, there is a double driveway with gate to the side whilst the gardens are laid mainly to lawn and enjoy a high degree of privacy and a southerly aspect and incorporating patio seating area accessed via open plan living space. Viewing is essential to appreciate the proportions and standard of the accommodation on offer.

POSTCODE: WA15 6QQ

## DESCRIPTION

An attractive detached family home occupying an enviable position within mature grounds and ideally located within easy reach of Timperley Village and Timperley Metrolink Station. The accommodation has undergone a complete programme of modernisation and extension in recent years with superbly proportioned living space presented to an exceptional standard and needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading into the welcoming entrance hall with storage provided within the understairs storage cupboard. To one side of the property is an excellent sitting room with a focal point of a cast iron solid fuel burner whilst the other side is an impressive open plan living/dining kitchen fitted with handmade kitchen complete with central island and breakfast bar. From the open plan area doors lead on to the patio/seating area with superb lawns beyond benefitting from a southerly aspect. Towards the rear of the property an inner hall provides access to the rear patio/seating area and also to the separate study with adjacent utility cupboard and storage space and the ground floor accommodation is completed by the shower room/WC.

For the first floor, the principal bedroom is superbly proportioned and has an en-suite shower room/WC. There are three further double bedrooms, two of which benefit from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a contemporary white suite with contrasting black fittings.

Externally to the side of the property the double driveway has remote gates and provides off-road parking and access to the attached garage. There is gated access to the patio seating area which is also accessed via the open plan living space and with delightful lawned gardens beyond with well stocked flower beds and screened by a variety of mature hedges and benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach to Timperley Village centre and Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is essential.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

#### ENTRANCE HALL

14'11" x 6'10" (4.55m x 2.08m)

With original leaded and stained glass panelled front door with matching side screen. Radiator. Spindle balustrade style staircase to first floor. Cloaks cupboard.

#### SITTING ROOM

14'11" x 12'0" (4.55m x 3.66m)

With a focal point of a cast iron solid fuel burner set upon a tiled hearth with tiled insert and marble surround. Radiator. Television aerial point. PVCu double glazed window to the front.

#### OPEN PLAN LIVING/DINING KITCHEN

24'2" x 24'1" (7.37m x 7.34m)

A superb open plan space which needs to be seen to be appreciated and fitted with a comprehensive handmade kitchen with wall and base units with work surfaces over incorporating a Belfast style sink unit plus central island incorporating a breakfast bar and also housing the four ring induction hob with extractor. Integrated double oven/grill plus dishwasher and wine fridge. Three radiators. Ample space for living and dining room suite. PVCu double glazed bay window to the front plus PVCu double glazed bi-folding doors lead on to the patio with south facing lawns beyond. Cast iron solid fuel burner set upon a tiled hearth with tiled insert and marble surround. Television aerial point.

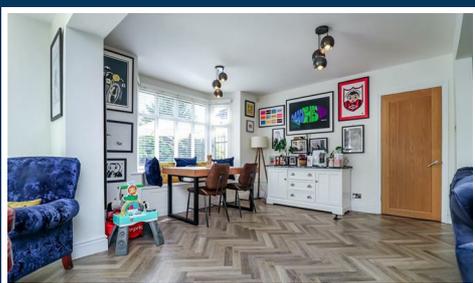
#### INNER HALLWAY

With radiator and door to the rear patio.

#### STUDY

11'0" x 6'6" (3.35m x 1.98m)

With PVCu double glazed window to the side. Opaque PVCu double glazed window to the rear. Radiator. Access to utility cupboard with plumbing for washing machine and space for drier. Door to large storage room housing the gas central heating boiler and water system.



## SHOWER ROOM

8'6" x 4'10" (2.59m x 1.22m/3.05m)

Fitted with a modern white suite comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Tiled wall. Recessed low voltage lighting. Extractor fan.

## FIRST FLOOR

### LANDING

13'11" x 6'10" (4.24m x 2.08m)

Opaque PVCu double glazed window to the front. Loft access with pull down ladder to boarded loft space. Radiator.

### BEDROOM 1

19'3" x 10'11" (5.87m x 3.33m)

An impressive master bedroom. PVCu double glazed window to the front. Radiator. Space for wardrobe.

### EN SUITE

9'10" x 5'7" (3.00m x 1.70m)

Fitted with contemporary white suite with contrasting black fittings comprising tiled shower enclosure, wash hand basin, WC. Heated towel rail. Tiled wall. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

### BEDROOM 2

14'6" x 12'2" (4.42m x 3.71m)

PVCu double glazed window to the front. Fitted wardrobe and drawer. Radiator.

### BEDROOM 3

12'0" x 12'0" (3.66m x 3.66m)

PVCu double glazed window to the front. Fitted wardrobe. Radiator.

### BEDROOM 4

11'6" x 8'9" (3.51m x 2.67m)

PVCu double glazed window to the side. Radiator.

## BATHROOM

9'0" x 5'5" (2.74m x 1.65m)

With a contemporary white suite with black fittings comprising panelled bath with mains shower over, vanity wash hand basin and WC. Heated towel rail. Tiled walls. Opaque PVCu double glazed window to the rear. Extractor fan.

## OUTSIDE

To the side of the property there is a double driveway providing off road parking and with remote gates. The driveway also provides access to the detached garage providing storage and also built with the footings for a second storey above.

Accessed by the open plan living/dining room kitchen is a large patio seating area with delightful gardens beyond laid mainly to lawn with well stocked flower beds and mature hedge borders with a high degree of privacy and also benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES:

All main services are connected.

## POSSESSION:

Vacant possession upon completion.

## COUNCIL TAX:

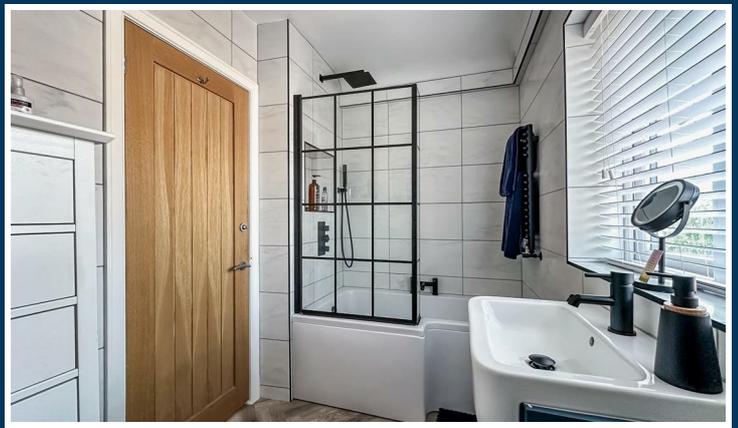
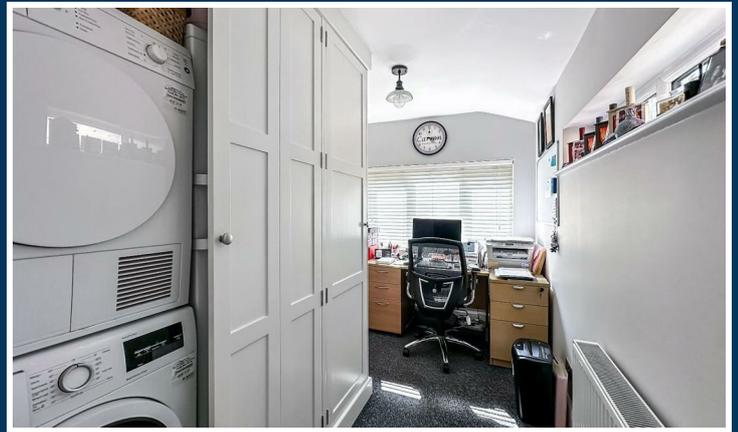
Band F

## TENURE:

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

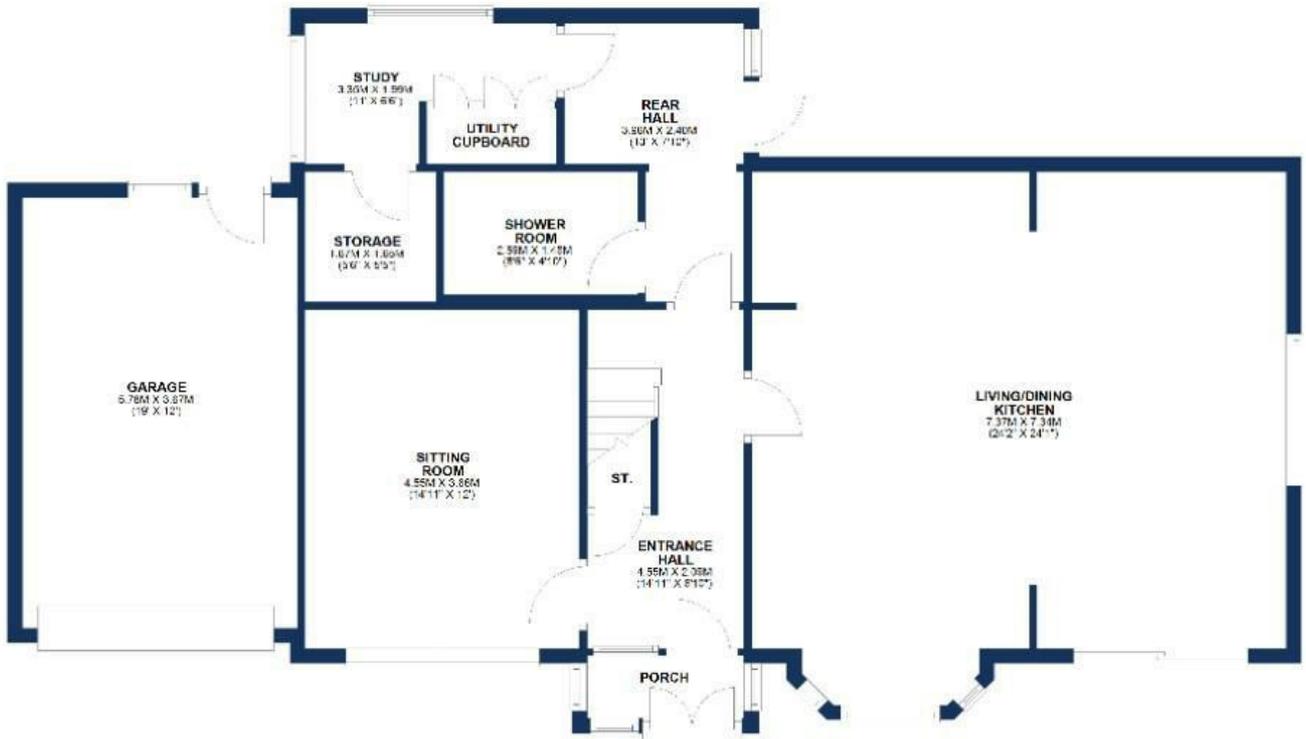
## NOTE:

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

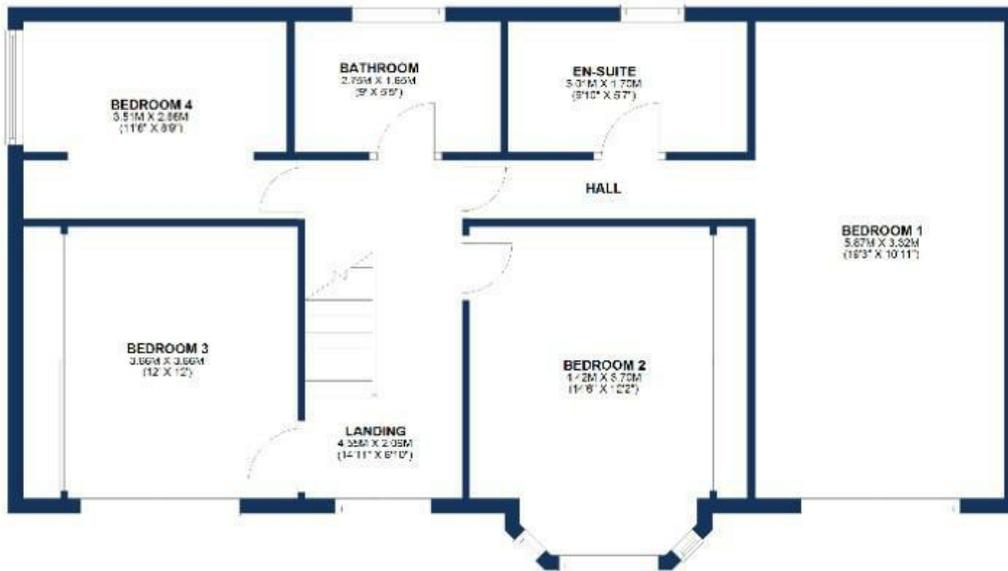


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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. 120.7 SQ. METRES (1288.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 85.4 SQ. METRES (918.8 SQ. FEET)



TOTAL AREA: APPROX. 206.1 SQ. METRES (2218.4 SQ. FEET)  
Figure is for reference only



**HALE BARN S**  
292 HALE ROAD, HALE BARN S  
CHESHIRE, WA15 8SP

**T:** 0161 980 8011  
**E:** HALEBARN S@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