



## I BUCKINGHAM GROVE | TIMPERLEY

£500,000

A superbly proportioned semi detached family home in a sought after location within walking distance of Timperley Metrolink station and with the outstanding Park Road Primary School on the doorstep along with walks along the Bridgewater Canal. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, bay fronted living room plus sitting room to the rear overlooking the gardens, separate dining room leading onto the fitted kitchen with adjacent conservatory and utility room with door to the front. To the first floor there are three well proportioned bedrooms and family bathroom/WC. Off road parking to the front within the driveway whilst to the rear is a patio seating area with delightful lawned gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.



**POSTCODE: WA14 5AH**

## DESCRIPTION

A traditional semi detached home that has been extended to provide well proportioned living accommodation in an ideal location within walking distance of Timperley Metrolink station and with Park Road Primary School on the doorstep and also Newton Park and the Bridgewater Canal. The property occupies an excellent plot within this quiet cul de sac and is within easy reach of the surrounding network of motorways.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Off the entrance hall is access to the three reception rooms, two currently used as living rooms and the other a dining room which leads onto the extended breakfast kitchen which in turn provides access to the rear conservatory and separate utility room. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms and modern family bathroom/WC.

To the front of the property the drive provides off road parking and there is gated access to the side. Immediately to the rear the gardens incorporate a patio seating area with delightful lawned gardens with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home in an excellent location and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

**14'4" in length (4.37m in length)**

With original leaded and stained glass panelled front door with matching opaque side screen and top light. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor. Opaque PVCu double glazed window to the side.

#### LIVING ROOM

**14'0" x 11'6" (4.27m x 3.51m)**

PVCu double glazed bay window to the front.. Electric fireplace. Ceiling cornice. Radiator. Television aerial point.

#### SITTING ROOM

**13'9" x 11'0" (4.19m x 3.35m)**

PVCu double glazed window to the rear. Ceiling cornice. Radiator. Television aerial point. Cupboard housing electricity meter.

#### DINING ROOM

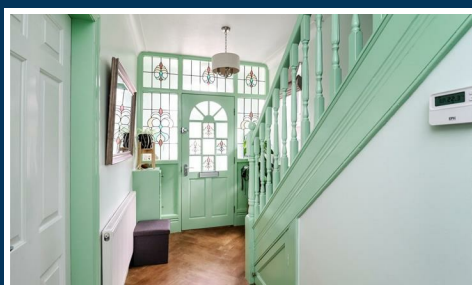
**13'5" x 7'2" (4.09m x 2.18m)**

With PVCu double glazed window to the side. Dado rail. Radiator. Opening to:

#### KITCHEN

**15'4" x 8'8" (4.67m x 2.64m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated microwave. Space for dishwasher. Tiled splashback. PVCu double glazed door and window to the rear. Radiator.





## CONSERVATORY

11'6" x 8'11" (3.51m x 2.72m)

PVCu double glazed double doors lead onto the attractive rear gardens. Tiled floor.

## UTILITY

7'9" x 6'11" (2.36m x 2.11m)

Space for fridge freezer. Plumbing for washing machine. Space for dryer. PVCu double glazed door to the front. Recessed low voltage lighting.

## CLOAKROOM

With WC and wash hand basin. Radiator. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

14'0" x 11'2" (4.27m x 3.40m)

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator.

### BEDROOM 2

13'9" x 11'0" (4.19m x 3.35m)

PVCu double glazed window to the rear. Radiator. Fitted wardrobes and drawers. Loft access hatch with pull down ladder to loft space.

### BEDROOM 3

8'1" x 7'2" (2.46m x 2.18m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

9'6" x 7'1" (2.90m x 2.16m)

With a suite comprising panelled bath, separate tiled shower cubicle, wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed windows to the side and rear. Chrome heated towel rail. Recessed low voltage lighting.

## OUTSIDE

To the front of the property the drive provides off road parking and there is gated access to the side where there is a bin store and door to the utility.

Immediately to the rear and accessed via the conservatory is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

## 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. 76.6 SQ. METRES (824.7 SQ. FEET)



## FIRST FLOOR

APPROX. 46.8 SQ. METRES (504.2 SQ. FEET)



TOTAL AREA: APPROX. 123.5 SQ. METRES (1328.9 SQ. FEET)

Floorplan for illustrative purposes only



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