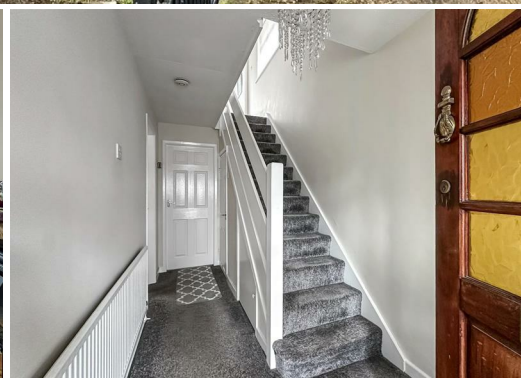




19 REDESMERE CLOSE | TIMPERLEY

OFFERS IN THE REGION OF £435,000

A superbly proportioned family home positioned on a quite cul de sac with westerly facing rear gardens to enjoy the afternoon and evening sun. The accommodation briefly comprises large enclosed porch leading onto the entrance hall with storage and access to the cloakroom/WC, front sitting room opening onto a rear dining room with doors onto the gardens. fitted breakfast kitchen with door to the side, three well proportioned bedrooms and family bathroom/WC. Ample off road parking within the driveway plus attached garage. Westerly facing rear gardens paved for easy maintenance. Viewing is highly recommended.

POSTCODE: WA15 7EE

DESCRIPTION

A modern link detached family home positioned on a quiet cul de sac with well proportioned and presented accommodation. The location is ideal being approximately 1/2 mile from Timperley village with its range of individual shops and within the catchment area of highly regarded schools. In addition there is easy access to local transport links.

The accommodation is approached beyond a generous enclosed porch leading onto the entrance hall which provides access to an understairs storage cupboard plus a separate cloakroom/WC. Towards the front of the property the sitting room has a focal point of an electric fireplace with stone effect surround and opens onto the separate dining room with double doors leading onto the rear gardens. The ground floor accommodation is then completed by the breakfast kitchen fitted with a comprehensive range of light wood units complete with breakfast bar and door to the side. To the first floor there are three excellent bedrooms and family bathroom/WC.

Externally the driveway provides ample off road parking and access to the attached garage. The gardens to the rear are paved for easy maintenance and importantly have a westerly aspect to enjoy the afternoon and evening sun.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Telephone point.

CLOAKROOM

Separate cloaks area plus WC and corner wash hand basin. Radiator. Opaque PVCu double glazed window to the side.

SITTING ROOM

15'3" x 11'3" (4.65m x 3.43m)

With PVCu double glazed window to the front. Focal point of an electric fireplace with tiled hearth and stone effect surround. Radiator. Television aerial point. Opening to:

DINING ROOM

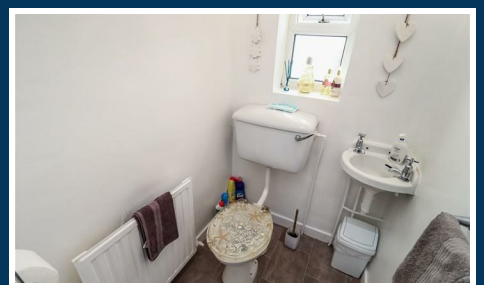
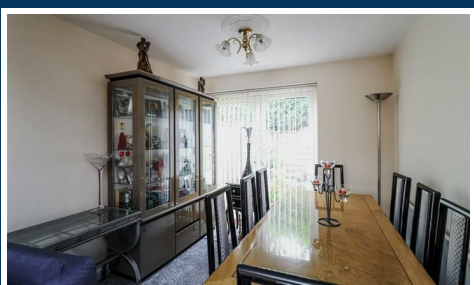
9'11" x 8'10" (3.02m x 2.69m)

With PVCu double glazed doors to the rear garden. Radiator.

BREAKFAST KITCHEN

13'10" x 9'11" (4.22m x 3.02m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating twin bowl sink unit and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Space for fridge freezer. Radiator. Two PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the garden.



FIRST FLOOR

LANDING

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

BEDROOM 1

13'9" x 10'2" (4.19m x 3.10m)

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

BEDROOM 2

11'8" x 10'2" (3.56m x 3.10m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'1" x 7'3" (3.07m x 2.21m)

PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

BATHROOM

7'2" x 5'8" (2.18m x 1.73m)

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Part tiled walls. Radiator.

OUTSIDE

GARAGE

17'2" x 9'8" (5.23m x 2.95m)

With up and over door to the front. Plumbing for washing machine. Space for dryer. Light and power. Door to the rear. Wall mounted Worcester combination gas central heating boiler.

To the front of the property double gates lead onto the block paved driveway providing off road parking and access to the garage.

To the rear the gardens are flagged for easy maintenance with fence borders and 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

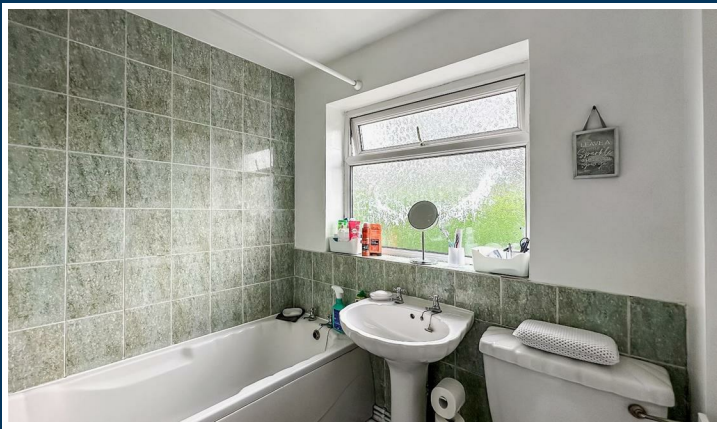
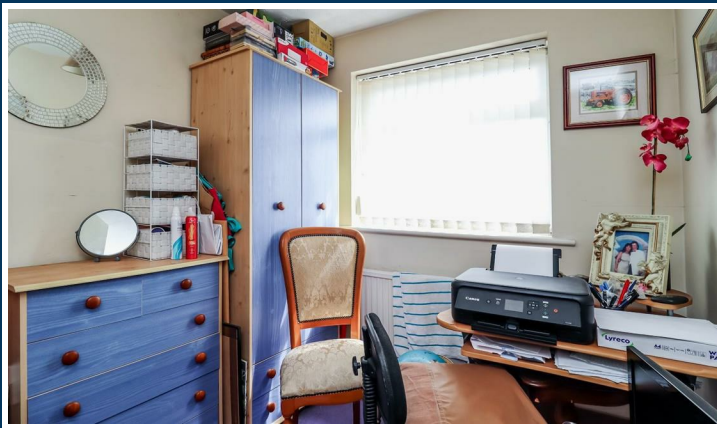
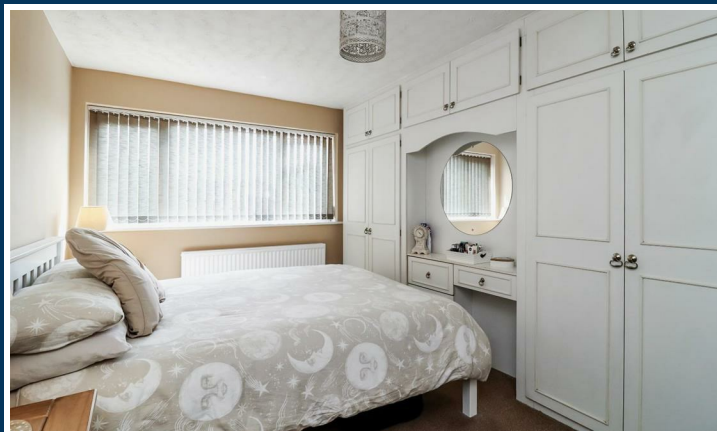
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TENURE

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

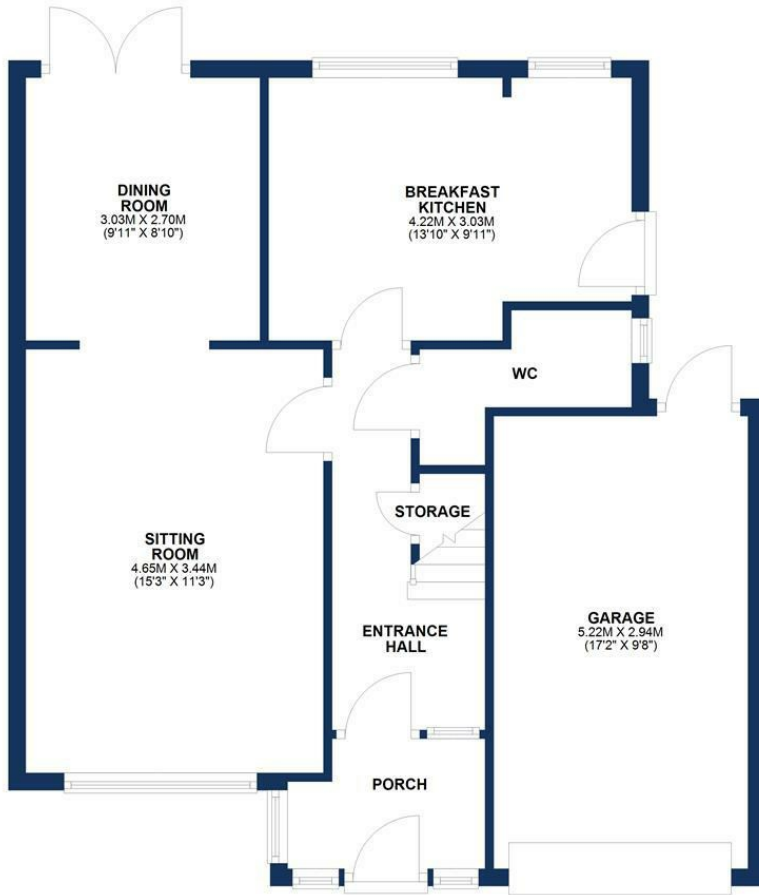
NOTE

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



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. 67.5 SQ. METRES (726.2 SQ. FEET)



FIRST FLOOR
APPROX. 42.5 SQ. METRES (457.5 SQ. FEET)



TOTAL AREA: APPROX. 110.0 SQ. METRES (1183.7 SQ. FEET)
Floorplan for illustrative purposes only



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