



105 BROOKS DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £235,000

NO ONWARD CHAIN A superbly proportioned mid-terraced family home in an ideal location within easy reach of Timperley Village centre and lying within the catchment for the highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, full width dining kitchen with access to a rear entrance vestibule with utility room, 3 well proportioned bedrooms and bathroom/WC. Gardens to the front and rear incorporating lawns to the front and paved for easy maintenance to the rear. Viewing is highly recommended.

POSTCODE: WA15 7DY

DESCRIPTION

A well proportioned mid-terraced family home in a popular residential location.

The accommodation comprises a large welcoming porch opening into the entrance hallway with stairs to the first floor. Positioned at the front is a large sitting room with access onto a full width dining kitchen at the rear. The kitchen is fitted with a comprehensive range of white units and has access to two storage cupboards. Off the kitchen is a rear entrance hallway with door to the side and utility area beyond. To the first floor the bedrooms are again well proportioned with two doubles and one generous single and the accommodation is completed by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally, there is gated access to a footpath flanked by lawned gardens to the front whilst to the rear the gardens are paved for easy maintenance.

PVCu double glazing has been installed together with gas central heating.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with Timperley Village centre close by.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH/ENTRANCE HALL

Laminate wood flooring. Composite front door. Radiator. Stairs to first floor.

SITTING ROOM

15'4" x 11'8" (4.67m x 3.56m)

PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator. Laminate wood flooring.

DINING KITCHEN

14'8" x 9'7" (4.47m x 2.92m)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Access to two storage cupboards. Radiator. PVCu double glazed windows to the rear. Opening to:-

REAR ENTRANCE VESTIBULE

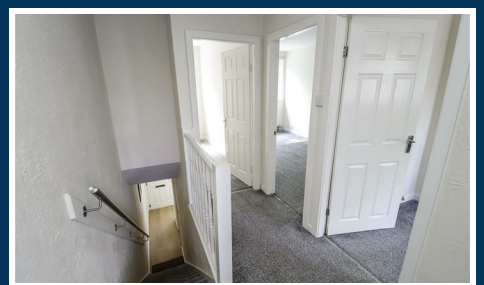
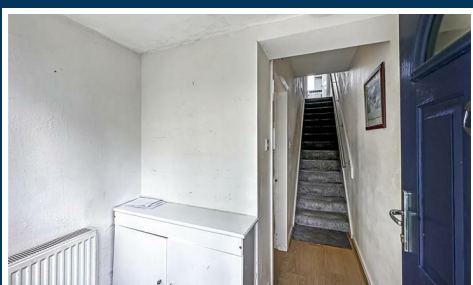
With door to the rear garden. Opening to:-

UTILITY

8'3" x 6'3" (2.51m x 1.91m)

With PVCu double glazed windows to the side and rear. Radiator. Base units with work surfaces over.

FIRST FLOOR



LANDING

Loft access hatch.

BEDROOM 1

14'9" x 8'7" (4.50m x 2.62m)

PVCu double glazed window to the front. Radiator.
Television aerial point.

BEDROOM 2

10'8" x 8'6" (3.25m x 2.59m)

With PVCu double glazed window to the rear. Radiator.
Storage cupboard housing combination gas central heating boiler.

BEDROOM 3

10'10" x 6'0" (3.30m x 1.83m)

With PVCu double glazed window to the front. Radiator.
Storage cupboard.

BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Fitted with a white suite with chrome fittings comprising shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Extractor fan. Tiled floor. Chrome heated towel rail.

OUTSIDE

To the front of the property there is gated access to a footpath flanked by lawned gardens whilst to the rear the gardens are paved for easy maintenance and have an external water feed.

SERVICES:

All main services are connected.

POSSESSION:

Vacant possession upon completion.

COUNCIL TAX:

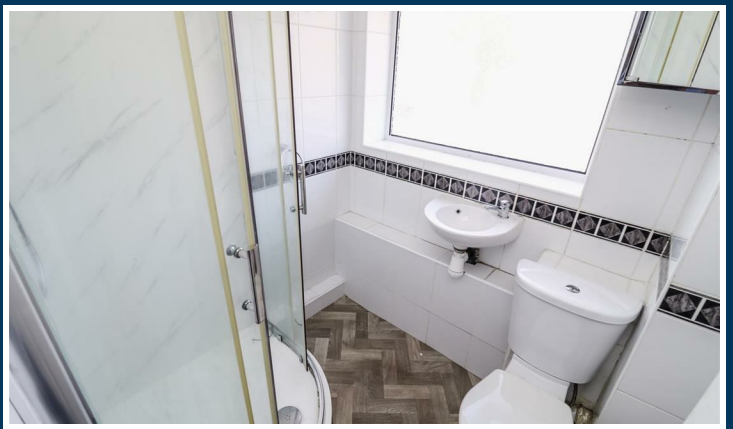
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TENURE:

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

NOTE

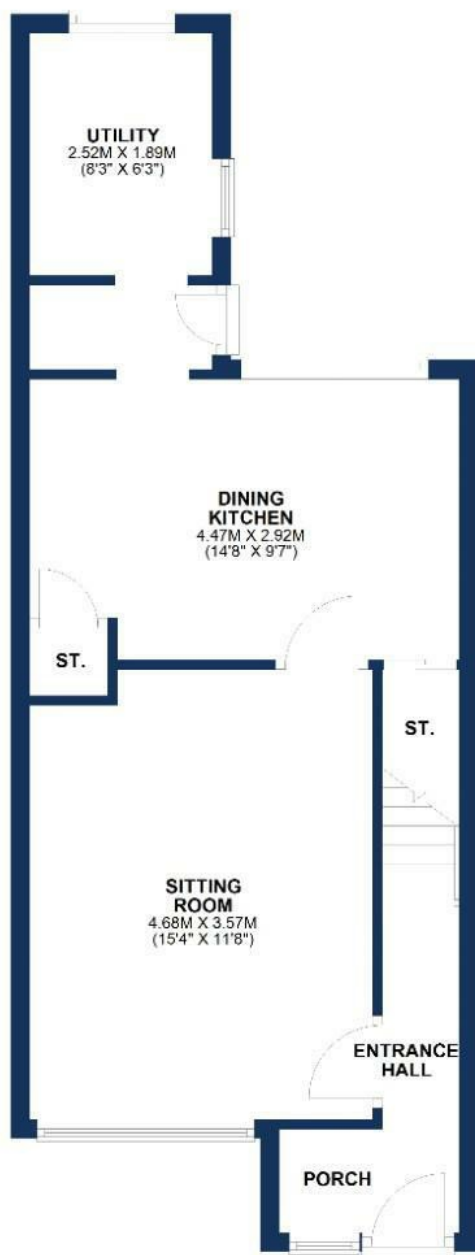
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.4 SQ. METRES (467.2 SQ. FEET)



FIRST FLOOR

APPROX. 34.4 SQ. METRES (370.2 SQ. FEET)



TOTAL AREA: APPROX. 77.8 SQ. METRES (837.4 SQ. FEET)

Floorplan for illustrative purposes only



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