

## 27 ASH GROVE | TIMPERLEY

OFFERS OVER £460,000

A beautifully presented and maintained semi-detached family home in a highly sought after location within easy reach of Timperley village centre, Altrincham town centre, Navigation Road Metrolink station and highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room, sitting room with access on to the rear gardens, fitted breakfast kitchen, cloakroom/WC, 3 bedrooms and family bathroom/WC. Off road parking to the front within the driveway which continues to the side providing access to the garage at the rear. To the rear and accessed via the sitting room is a patio seating area with delightful lawned gardens beyond with well stocked flower beds all benefiting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.



**POSTCODE: WA15 6JX**

## DESCRIPTION

This traditional semi-detached family home is ideally located being within walking distance of both Timperley Metrolink station and Navigation Road Metrolink station and also lies within the catchment area of highly regarded primary and secondary schools, with Wellington School being within close proximity. The property also lies within easy reach of Altrincham town centre and Timperley village centre.

Beautifully presented and maintained throughout the accommodation is approached via an enclosed porch which leads on to the welcoming entrance hall with cloakroom/WC. Towards the front of the property there is a bay fronted dining room whilst to the rear the sitting room benefits from double doors leading on to the south facing rear garden. The ground floor accommodation is then completed by the breakfast kitchen fitted with a comprehensive range of light wood units and with door to the side.

To the first floor there are three bedrooms and family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally, to the front of the property the flagged drive provides off road parking and there are double gates leading to the rear. Towards the rear is a detached garage with remote up and over door plus with light and power.

The rear gardens incorporate a flagged patio seating area with lawned gardens beyond with well stocked flower beds and fenced borders all benefiting from a southerly aspect to enjoy the sun all day.

A fine family home in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Double PVCu double glazed doors. Storage cupboard housing the Worcester combination gas central heating boiler. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Spindle balustrade staircase to first floor. Natural wood flooring. Radiator. Telephone point.

#### DINING ROOM

**13'8" x 12'0" (4.17m x 3.66m)**

PVCu double glazed bay window to the front with plantation shutter. Focal point of a living flame gas fire with stone effect surround and hearth. Ceiling cornice. Television aerial point. Natural wood flooring. Bi-fold doors to:-

#### SITTING ROOM

**13'4" x 11'3" (4.06m x 3.43m)**

Also accessed via the entrance hall and with double PVCu double glazed doors leading on to the attractive south facing rear gardens. Television aerial point. Radiator. Natural wood flooring. Remote control electrically operated canopy.

#### DINING KITCHEN

**18'4" x 6'9" (5.59m x 2.06m)**

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating a 1 1/2 bowl sink unit with drainer. Integrated Bosch double oven/grill plus four ring ceramic hob with stainless steel extractor hood. Integrated fridge, washing machine and dryer. Tiled splashbacks. Recessed low voltage lighting. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Velux window to the rear. Radiator. Space for table and chairs. Television aerial point.



## CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Natural wood floor. Chrome heated towel rail. Tiled walls. Extractor fan.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

13'8" x 11'3" (4.17m x 3.43m)

PVCu double glazed bay window to the front with plantation shutters. Fitted wardrobe and drawers. Radiator. Access to boarded loft with light.

### BEDROOM 2

13'4" x 11'3" (4.06m x 3.43m)

With fitted wardrobes. PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

7'5" x 6'9" (2.26m x 2.06m)

Fitted wardrobes and overhead cupboards. PVCu double glazed window to the front. Plantation shutters. Radiator.

## BATHROOM

9'1" x 6'7" (2.77m x 2.01m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, separate shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls. Tiled floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Ceiling cornice.. Loft hatch access.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and has an adjacent corner flower bed and fence borders and there are double gates to the rear.

## GARAGE

19'7" x 8'3" (5.97m x 2.51m)

With remote up and over door to the front. Light and power plus door and window to the side.

To the rear of the gardens are accessed via the sitting room and incorporate a flagged patio seating area with delightful lawns beyond with well stocked flower beds and fence border. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

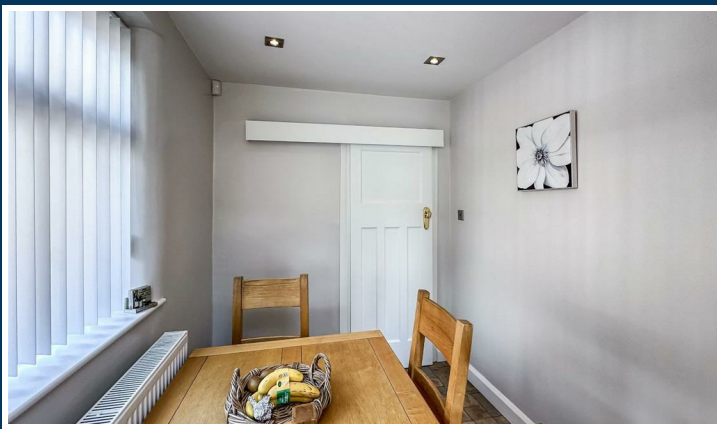
Trafford Borough Council Band D

## TENURE

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

## NOTE

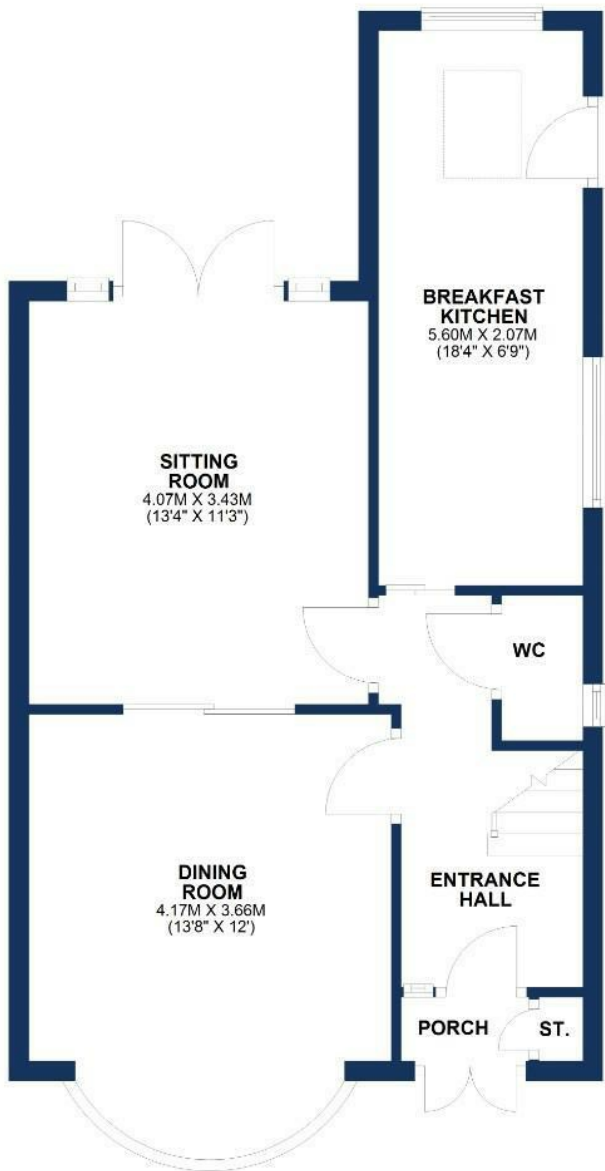
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 49.2 SQ. METRES (529.2 SQ. FEET)



## FIRST FLOOR

APPROX. 43.5 SQ. METRES (468.4 SQ. FEET)



TOTAL AREA: APPROX. 92.7 SQ. METRES (997.6 SQ. FEET)

Floorplan for illustrative purposes only.



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