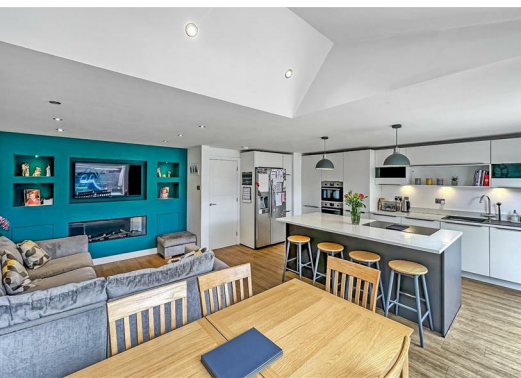


IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



15 GARNER AVENUE | TIMPERLEY

£575,000

An immaculate semi detached family home which has been extended to provide superbly proportioned accommodation presented to a high standard. The accommodation briefly comprises large welcoming entrance hall, front sitting room, whilst to the rear is an impressive open plan living dining kitchen with two sets of bi folding doors leading onto the attractive rear gardens, cloakroom/WC and separate utility room, four bedrooms to the first floor serviced by the family bathroom/WC fitted with a contemporary suite. Off road parking to the front whilst to the rear is large patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6AG

DESCRIPTION

A superbly presented and extended semi detached family home in a sought after cul de sac location. Viewing is essential to appreciate the proportions of the accommodation on offer and also the attractive rear gardens.

Upon entering the property there is an immediate feeling of space within the large welcoming entrance hall which provides access onto all ground floor rooms. To the front of the property there is a bay fronted sitting room whilst to the rear the property has been extended to create an impressive open plan living dinning kitchen which truly acts as the heart of the home. The kitchen is fitted with a comprehensive range of white units complete with central island and with two sets of bi folding doors leading onto the attractive rear garden. The re-planned accommodation has also created a separate utility room and downstairs cloakroom/WC. To the first floor there are four bedrooms (three doubles and one single) serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

The property is ideally positioned being nestled within a quiet cul de sac and lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station .

Viewing is highly recommended to appreciate the presentation of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'7" x 9'0" (5.36m x 2.74m)

Composite front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor.

UTILITY

Plumbing for washing machine and space for dryer. Recessed low voltage lighting. Extractor fan. Natural wood flooring.

CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Natural wood flooring. Understairs storage cupboard.

SITTING ROOM

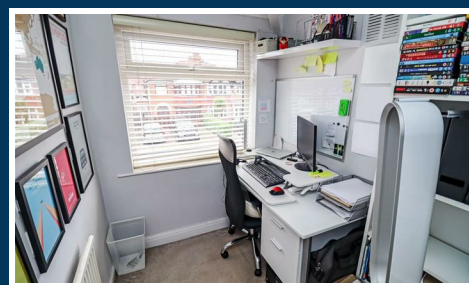
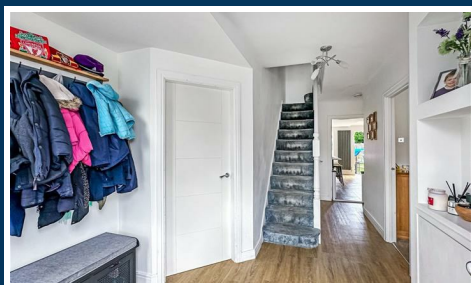
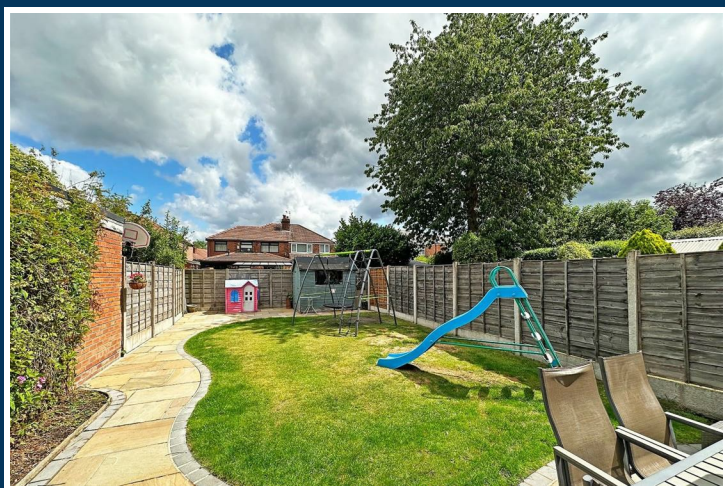
13'10" x 11'0" (4.22m x 3.35m)

With a focal point of an electric fireplace. PVCu double glazed bay window to the front. Dado rail. Ceiling cornice. Radiator.

OPEN PLAN LIVING DINING KITCHEN

20'4" x 19'8" (6.20m x 5.99m)

A superb open plan space fitted with a comprehensive range of white wall and base units with quartz style work surfaces over incorporating sink unit with drainer plus central island with breakfast bar. Integrated double oven/grill plus induction hob with inbuilt extractor. Space for American style fridge freezer. Integrated dishwasher. Two sets of bi folding doors provide access onto the rear garden. Natural wood flooring. Two radiators. Velux window to the rear. Ample space for living and dining suites. Media wall with living flame gas fire beneath. Recessed low voltage lighting. Natural wood flooring.



FIRST FLOOR: LANDING

BEDROOM 1

13'11" x 10'10" (4.24m x 3.30m)

PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Television aerial point. Radiator.

BEDROOM 2

11'6" x 9'9" (3.51m x 2.97m)

PVCu double glazed window to the rear. Radiator. Loft access hatch.

BEDROOM 3

11'5" x 10'2" (3.48m x 3.10m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 4

7'0" x 5'4" (2.13m x 1.63m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

9'10" x 7'2" (3.00m x 2.18m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed to the side. Extractor fan. Chrome heated towel rail. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a large patio seating area with delightful lawned gardens beyond all enclosed with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

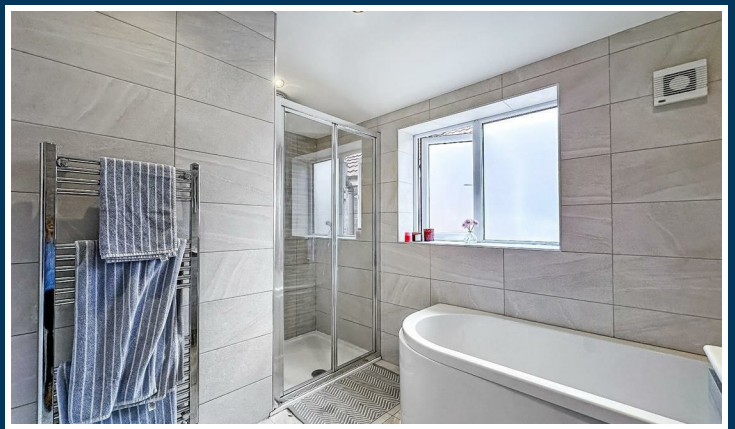
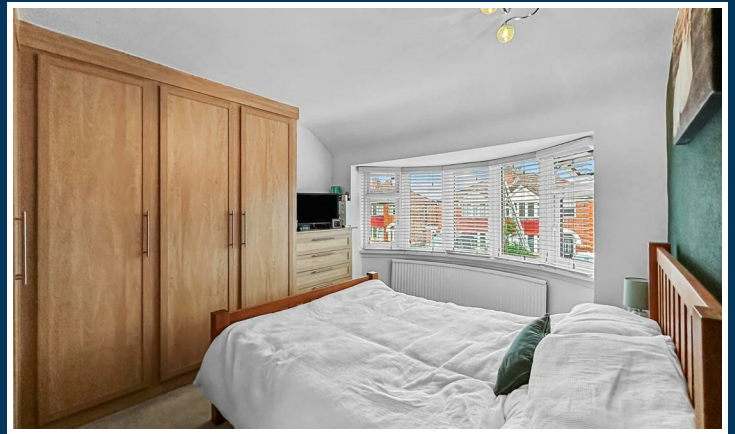
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TENURE

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

NOTE

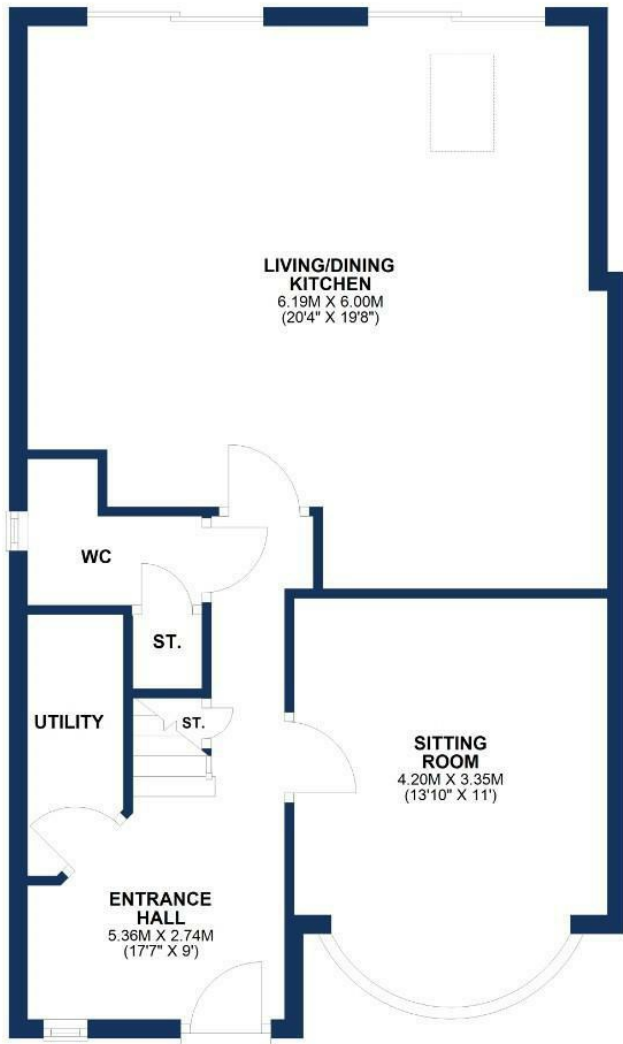
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 61.7 SQ. METRES (663.9 SQ. FEET)



FIRST FLOOR

APPROX. 47.4 SQ. METRES (510.6 SQ. FEET)



TOTAL AREA: APPROX. 109.1 SQ. METRES (1174.5 SQ. FEET)

Floorplan for illustrative purposes only



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