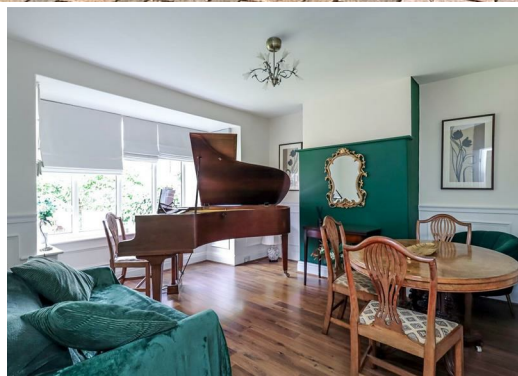




7 MARBURY DRIVE | TIMPERLEY

OFFERS OVER £425,000

A beautifully presented and superbly proportioned semi detached family home in an ideal location within easy reach of Timperley Metrolink station and lying within the catchment area of Park Road Academy Primary School. The accommodation briefly comprises welcoming entrance hall, front sitting room, dining room overlooking the rear garden, kitchen fitted with modern units and with access to the gardens, three excellent bedrooms and bathroom/WC fitted with a contemporary suite. Off road parking to the front whilst to the rear is a block paved patio seating area with delightful lawned gardens beyond with a further patio seating area. Viewing is highly recommended.

POSTCODE: WA14 5BE

DESCRIPTION

An excellent opportunity to purchase a beautifully presented semi detached family home in an ideal location approximately two miles from the comprehensive shopping centre of Altrincham and within easy reach of Timperley Metrolink station providing a commuter service into Manchester. The area is also well placed for surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools and specifically Park Road Academy Primary School and St Hugh's Catholic Primary School.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room with a focal point of a living flame gas fire. To the rear of the property the sitting room has a bay window which overlooks the rear garden. The kitchen is fitted with a comprehensive range of modern white units and has access onto the rear gardens.

To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes and the accommodation is completed by the modern family bathroom/WC.

To the front of the property the block paved driveway provides off road parking and there is gated access towards the rear. To the rear and accessed via the kitchen is a block paved seating area with lawned gardens beyond with further patio seating area also.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Radiator. Opaque PVCu double glazed windows to the front and side. Telephone point. Stairs to first floor.

SITTING ROOM

13'9" x 13'0" (4.19m x 3.96m)

PVCu double glazed bay window to the front. Living flame gas fire. Picture rail. Ceiling cornice. Television aerial point. Radiator.

DINING ROOM

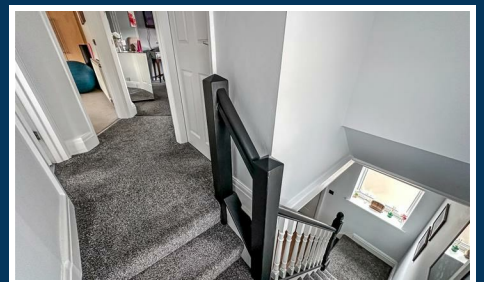
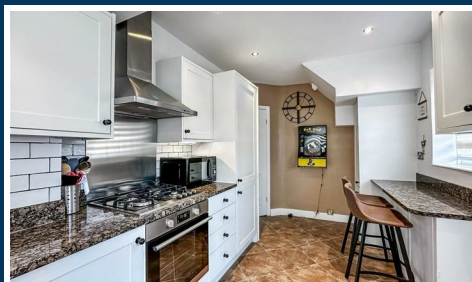
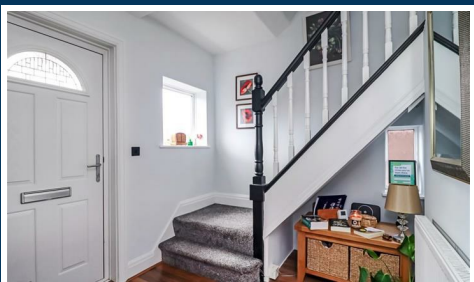
13'10" x 13'4" (4.22m x 4.06m)

PVCu double glazed bay window to the rear. Half panelled walls. Radiator.

KITCHEN

15'8" x 8'3" (4.78m x 2.51m)

Fitted with a range of white wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Plumbing for washing machine. PVCu double glazed windows to the side and rear. Tiled splashback. Recessed low voltage lighting. PVCu double glazed door provides access to the garden.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

13'0" x 11'4" (3.96m x 3.45m)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

13'4" x 10'6" (4.06m x 3.20m)

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

BEDROOM 3

10'5" x 7'6" (3.18m x 2.29m)

PVCu double glazed windows to the front and side. Fitted wardrobe and dressing table plus fitted raised bed with storage beneath. Radiator.

BATHROOM

8'4" x 5'11" (2.54m x 1.80m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Part tiled walls. Two opaque PVCu double glazed windows to the rear. Recessed low voltage lighting.

OUTSIDE

To the front of the property a block paved drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate block paved and patio seating areas with delightful lawned gardens between. There is an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

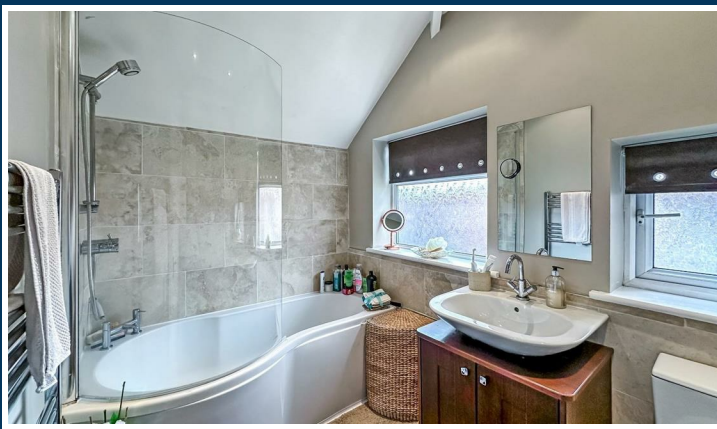
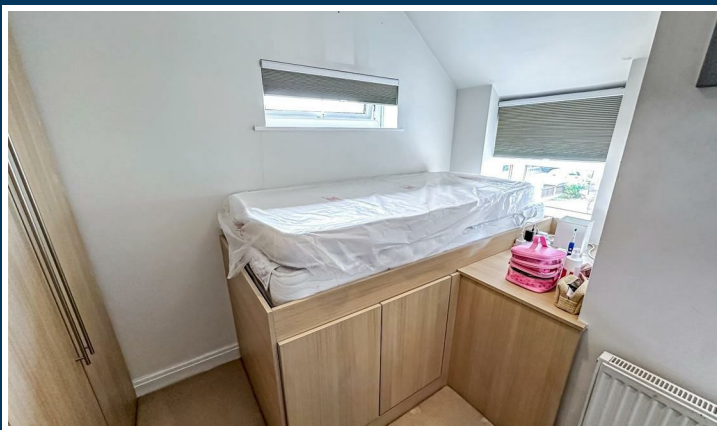
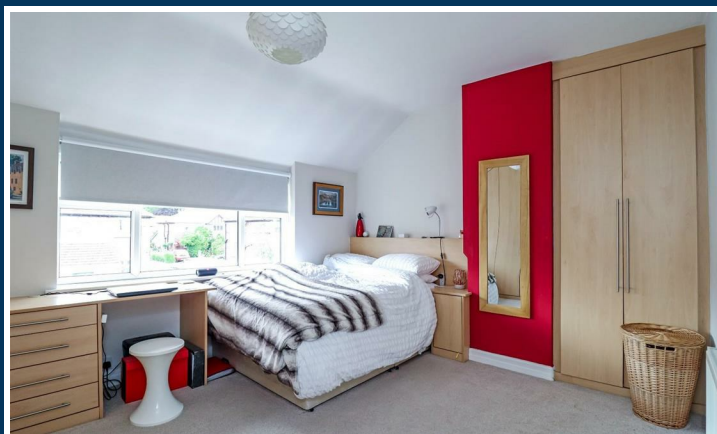
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TENURE

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

NOTE

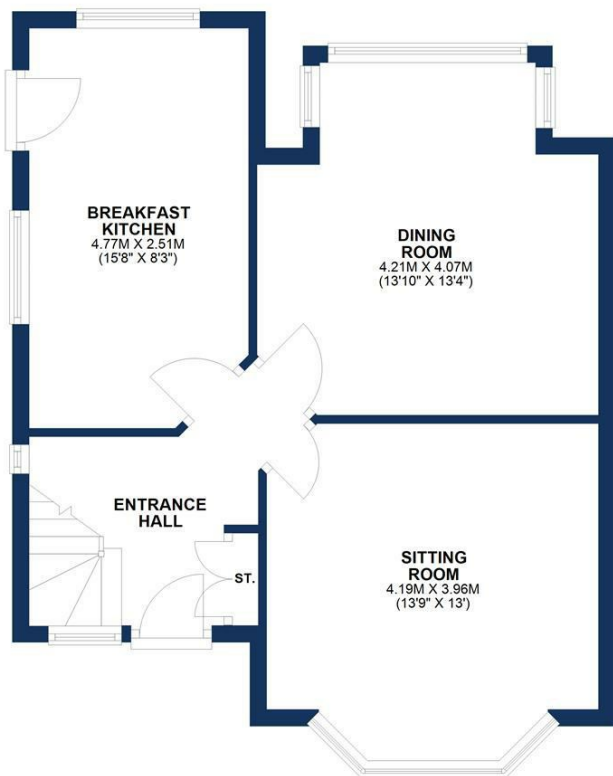
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 49.2 SQ. METRES (529.9 SQ. FEET)



FIRST FLOOR

APPROX. 41.9 SQ. METRES (451.1 SQ. FEET)



TOTAL AREA: APPROX. 91.1 SQ. METRES (981.1 SQ. FEET)

Floorplan for illustrative purposes only



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