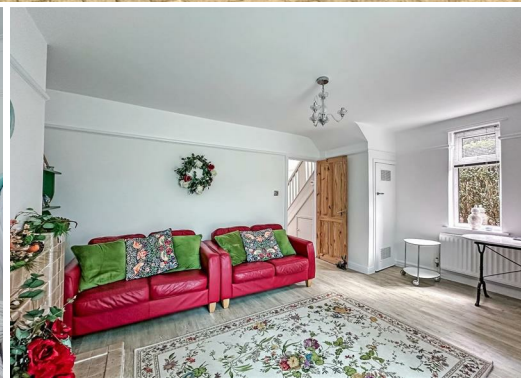
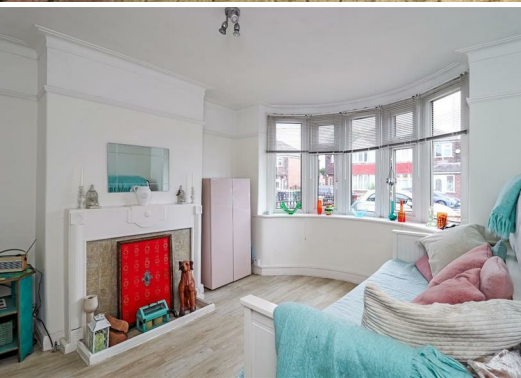




37 ALEXANDER DRIVE | TIMPERLEY

£500,000

A traditional semi detached family home in an ideal location within walking distance of The Willows Primary School and Wellington School and also Timperley village centre. The accommodation briefly comprises entrance hall, bay fronted sitting room, full width living/dining room with doors leading onto the rear conservatory and also with door providing access to the kitchen which in turn leads to the outside. To the first floor there are three bedrooms and bathroom with separate WC. Off road parking within the driveway and superb lawned gardens which benefit from a south westerly aspect to enjoy the sun for the majority of the day. A superb family home and viewing is highly recommended.

POSTCODE: WA15 6NF

DESCRIPTION

This traditional semi detached family home is well presented throughout and also offers any prospective purchaser the opportunity to extend subject to relevant permissions being obtained. The accommodation is well proportioned throughout and a welcoming entrance hall provides access onto a front sitting room with bay window whilst towards the rear is a full width living/dining room with focal point of a log burner and with sliding doors leading onto the rear conservatory. The ground floor accommodation is completed by the fitted kitchen which has access to the side driveway. There is access to the rear gardens via the conservatory also.

To the first floor there are three bedrooms serviced by the family bathroom with separate WC.

Externally there is off road parking within the driveway and gated access leads to the side and rear. Immediately to the rear is a patio seating area with delightful lawned gardens beyond with further patio seating area also. The gardens are screened by a variety of mature hedges and as previously mentioned benefit from a south westerly aspect to enjoy the sun all day.

The location is ideal being within walking distance of The Willows Primary School and Wellington School. Timperley village centre is also within easy reach and Altrincham town centre a little further distant. Viewing is highly recommended to appreciate the position and the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'0" x 10'4" (3.35m x 3.15m)

PVCu double glazed glass panelled front door. Opaque leaded effect window to the front. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard.

LIVING/DINING ROOM

17'2" x 11'11" (5.23m x 3.63m)

Running the full width of the property and with a focal point of a tiled fireplace housing a log burner. Sliding PVCu double glazed door to the conservatory. Laminate flooring. Radiator. PVCu double glazed window to the side. Picture rail. Television aerial point. Access to under stairs storage cupboard housing the Worcester combination gas central heating boiler.

KITCHEN

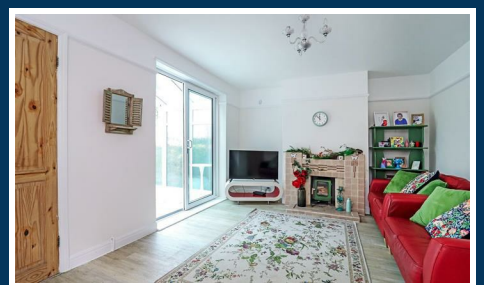
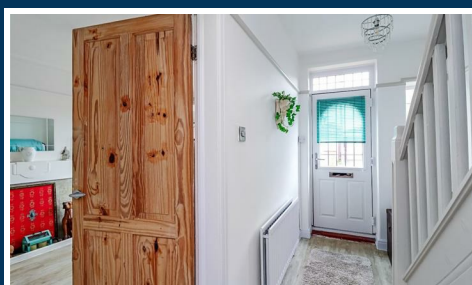
11'7" x 6'7" (3.53m x 2.01m)

Fitted with a range of high gloss wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side. Radiator. Tiled splashback.

CONSERVATORY

11'7" x 8'3" (3.53m x 2.51m)

PVCu double glazed door to the garden. Radiator. Laminate flooring.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'9" x 10'2" (3.89m x 3.10m)

With PVCu double glazed bay window to the front. Radiator. Fitted wardrobes. Television aerial point. Picture rail.

BEDROOM 2

11'11" x 10'2" (3.63m x 3.10m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point.

BEDROOM 3

7'3" x 6'5" (2.21m x 1.96m)

PVCu double glazed window to the front. Radiator.

BATHROOM

6'5" x 5'7" (1.96m x 1.70m)

With a suite comprising roll top claw foot style period bath with mains shower over and vanity wash basin. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Extractor fan. Tiled walls.

SEPARATE WC

WC and opaque PVCu double glazed window to the side. Tiled walls.

OUTSIDE

To the front of the property the block paved drive provides off road parking and has gated access to the rear. To the rear the gardens incorporate two patio seating areas with lawns between with mature hedge borders all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

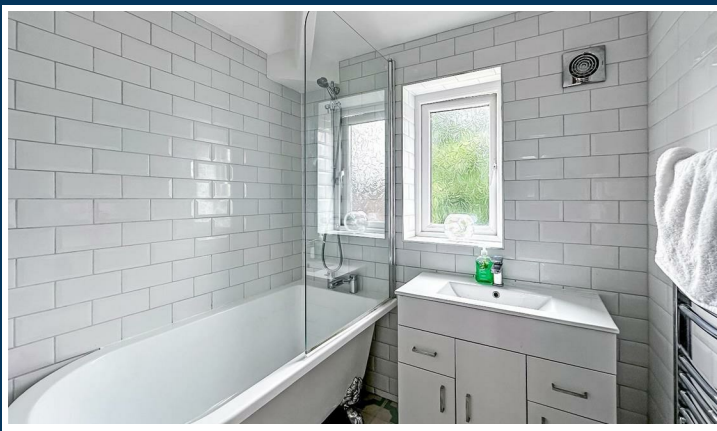
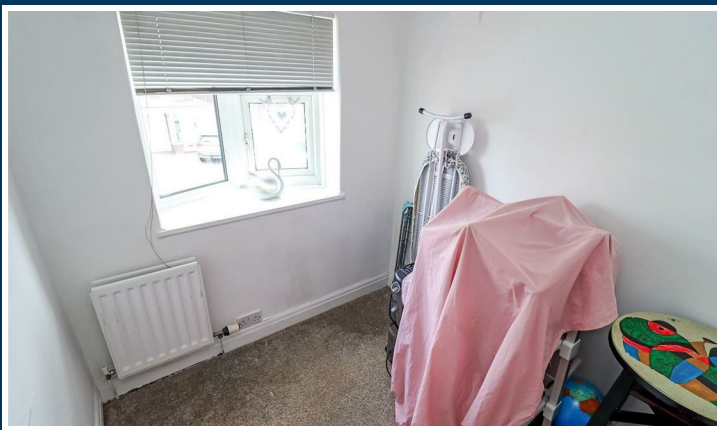
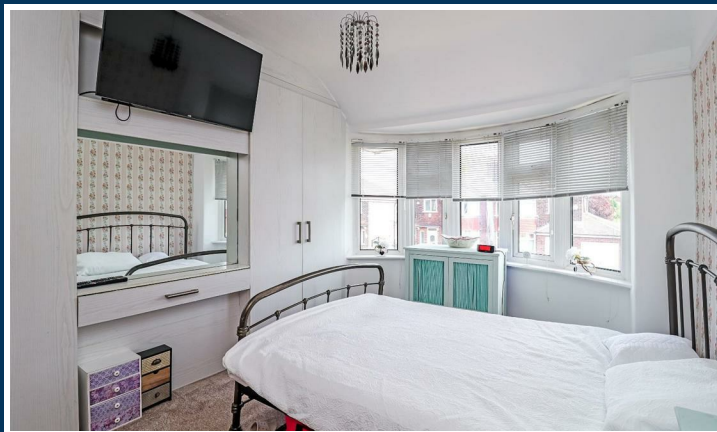
Band "C"

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.

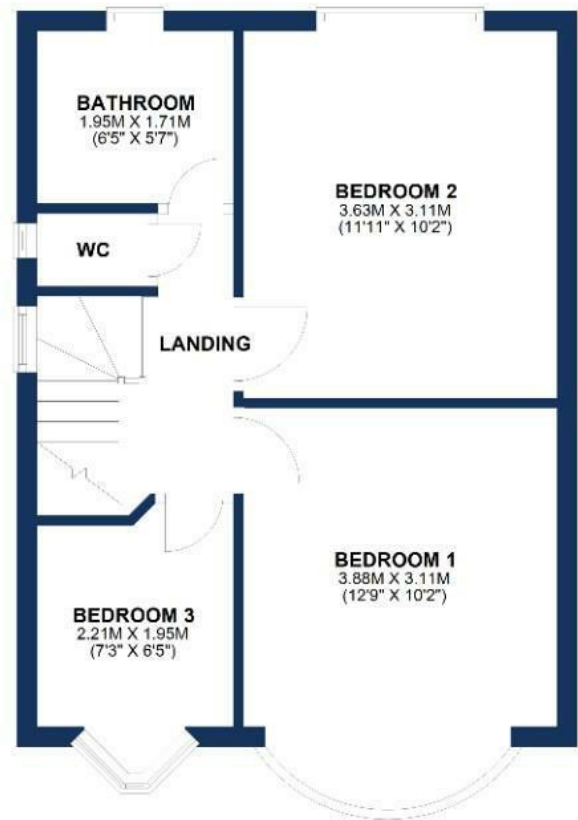
GROUND FLOOR

APPROX. 52.8 SQ. METRES (568.4 SQ. FEET)



FIRST FLOOR

APPROX. 36.0 SQ. METRES (387.3 SQ. FEET)



TOTAL AREA: APPROX. 88.8 SQ. METRES (955.7 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM