



433 STOCKPORT ROAD | TIMPERLEY

£675,000

NO ONWARD CHAIN A beautifully presented and superbly proportioned period semi-detached family home where viewing is essential to appreciate the standard of accommodation on offer. The accommodation is arranged over four floors and approached via the entrance hall which provides access onto the front sitting room with log burner and granite hearth whilst to the rear there is a separate dining room with Contura log burner and opening onto an impressive dining kitchen with a range of integrated appliances and under floor heating and with door leading onto the rear gardens and the adjacent cloakroom/WC. To the first floor there is an impressive master suite with dressing area and en-suite bathroom and there is a second double bedroom with en-suite shower room/WC. To the second floor there are two further bedrooms serviced by the family bathroom/WC. The cellars have been converted to create a versatile sitting room/study/play room and a separate utility room. Off road parking within the driveway and EV charger point and attractive gardens to the rear.

POSTCODE: WA15 7XR

DESCRIPTION

This substantial semi detached period family home is typical of the era with rooms of generous size and with tall ceilings and has been fully modernised in recent years to create a truly impressive property with accommodation arranged over four floors.

Beautifully presented throughout the accommodation is approached via the entrance hall which leads onto the front sitting room with a focal point of a log burner with granite hearth. Towards the rear of the property there is a separate dining area with log burner and opening onto the impressive open plan dining kitchen with modern units installed by Cottage Kitchens and with a range of integrated appliances and underfloor heating. The kitchen has access to the rear garden and also to the cloakroom/WC and converted cellars. The cellars provide a versatile reception room which could be used as a second sitting room, playroom or study whilst to the front is a separate utility room.

To the first floor there is an impressive master suite comprising bedroom with cast iron fireplace opening onto a separate dressing area with full en suite bathroom/WC beyond. There is a second double bedroom with en suite shower room/WC. To the second floor there are two further double bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the driveway and gated access then leads to the rear. To the rear and accessed via the dining kitchen there is a patio seating area with lawned gardens beyond.

The location is ideal being within walking distance of Timperley village centre and the property also lies in the catchment area of highly regarded primary and secondary schools.

To conclude an impressive family home where viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Natural wood flooring. Radiator.

SITTING ROOM

14'7" x 11'10" (4.45 x 3.61)

With a focal point of a gas fired log burner with honister slate hearth and timber mantle. PVCu double glazed bay window to the front with plantation shutters. PVCu double glazed window to the side. Natural wood flooring. Recessed low voltage lighting. Television aerial point. Telephone point. Radiator.

LIVING ROOM

13'9" x 12'7" (4.19 x 3.84)

With a focal point of a Contura log burning stove with granite hearth. PVCu double glazed windows to the side and rear. Natural wood flooring. Opening to:

DINING KITCHEN

21'9" x 14'3" (6.63 x 4.34)

Fitted with a modern kitchen by Cottage Kitchens with a comprehensive range of wall and base units with quartz work surfaces over with inset stainless steel sink unit. Integrated oven/grill plus combination oven, five ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Tiled floor. Radiator. Glass panelled door to the side. PVCu double glazed door provides access to the rear garden. Underfloor heating. recessed low voltage lighting.

CLOAKROOM

With a suite comprising WC and vanity wash hand basin. Tiled splashback. Tiled floor. Opaque PVCu double glazed window to the front. Extractor fan. Recessed low voltage lighting.

CELLARS

HALLWAY

Access to large storage cupboard.

PLAYROOM/STUDY

13'4" x 12'1" (4.06 x 3.68)

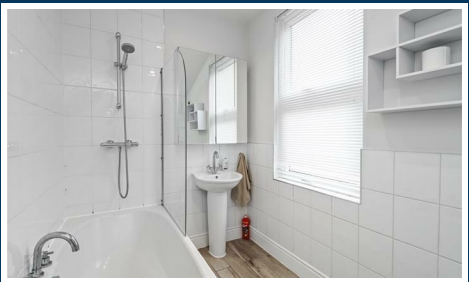
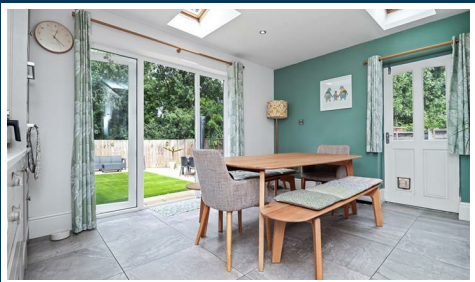
With opaque PVCu double glazed window to the side. Recessed low voltage lighting. Radiator. Data point.

UTILITY ROOM

14'2" x 11'10" (4.32 x 3.61)

With work surface incorporating inset stainless steel sink unit with drainer. Base units. Plumbing for washing machine. Space for dryer. Recessed low voltage lighting. PVCu double glazed window to the front. Tiled floor. Radiator. Extractor fan. Cupboard housing Worcester combination gas central heating boiler and hot water cylinder.

FIRST FLOOR



LANDING

With stairs to second floor. Recessed low voltage lighting. Radiator.

MASTER BEDROOM

13'9" x 9'10" (4.19 x 3.00)

With focal point of cast iron fireplace. PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting. Television aerial point. Telephone point. Opening to:

DRESSING ROOM

8'10" x 5'6" (2.69 x 1.68)

With fitted wardrobes. Radiator. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.

EN SUITE

8'10" x 5'9" (2.69 x 1.75)

With a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. Laminate flooring. Half tiled walls. Extractor fan. recessed low voltage lighting.

BEDROOM 2

12'4" x 12'4" (3.76 x 3.76)

With fitted wardrobe. Two PVCu double glazed windows to the front. Radiator.

EN SUITE

With a suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Half tiled walls. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Laminate flooring.

SECOND FLOOR

LANDING.

Recessed low voltage lighting.

BEDROOM 3

13'9" x 9'10" (4.19 x 3.00)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

BEDROOM 4

15'7" x 9'2" (4.75 x 2.79)

With three velux windows to the front. Access to eaves storage area. Radiator. Television aerial point. Telephone point.

BATHROOM

6'4" x 5'5" (1.93 x 1.65)

With a suite comprising panelled bath, vanity wash basin and WC. Half tiled walls. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property there is off road parking for two cars and EV charger point. Gated access leads to the side and rear.

To the rear and accessed via the living dining kitchen there is a patio seating area with delightful gardens beyond with artificial lawns, outside lighting and enjoying a high degree of privacy. There is a further paved seating area to the side. External power point and water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

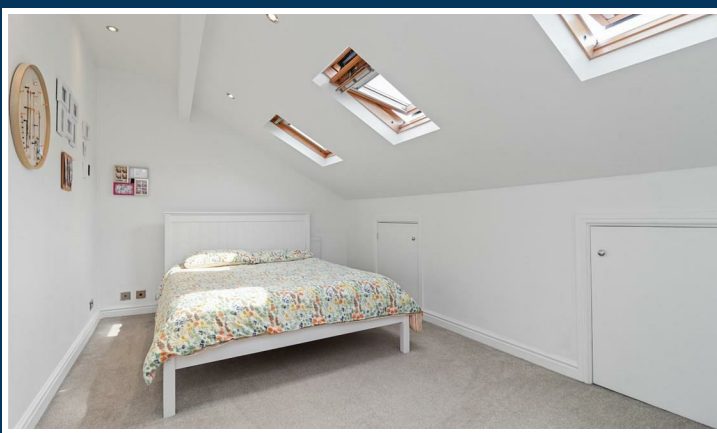
Trafford Borough Council Band "E"

TENURE

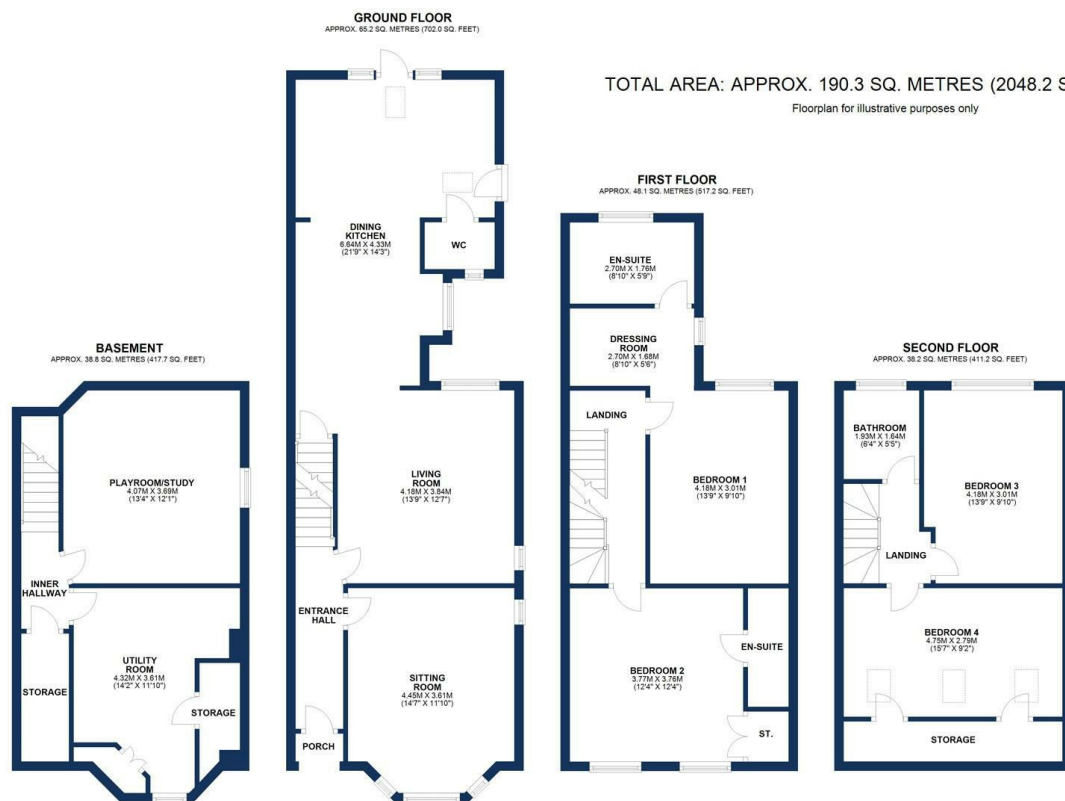
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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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