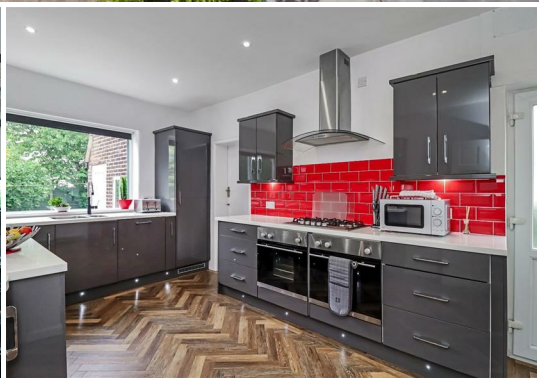




15 KENMORE DRIVE | TIMPERLEY

OFFERS OVER £850,000

Occupying an enviable position towards the head of this quiet cul de sac and with views towards open fields at the rear this superbly proportioned detached family home offers well balanced accommodation set within an excellent plot. The accommodation briefly comprises enclosed porch leading onto a large welcoming entrance hall with cloakroom/WC and under stairs storage cupboard, front sitting room with a focal point of a log burner and with door to the gardens, separate dining room with doors to the garden, fitted kitchen with adjacent utility leading onto a rear entrance vestibule with door to the gardens. To the first floor the principal bedroom has an en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC and the accommodation is completed by the second floor which offers a fourth bedroom with adjacent shower area. Ample off road parking within the driveway and extensive lawned gardens to the side and rear with views towards open fields beyond. Viewing is essential to appreciate the proportions of the accommodation on offer and also the gardens.

POSTCODE: WA15 8QN

DESCRIPTION

This detached family home occupies an enviable plot with gardens to three sides and adjacent to Grove Lane playing fields and backing onto further open fields with the Golf Course beyond. The size of the plot creates potential to extend subject to the relevant permissions being obtained. However the property is beautifully proportioned and needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading onto a large welcoming entrance hall which provides access to all ground floor rooms including the cloakroom/WC and also an under stairs storage area. Towards the front of the property is an excellent sitting room with a focal point of a log burner set upon a tiled hearth within an exposed brick chimney breast with inset lighting and there is a door leading onto the superb gardens to the side. Positioned towards the rear of the property is a separate dining room with a focal point of a cast iron fireplace and with double doors leading onto the rear gardens. Also towards the rear is a kitchen fitted with a comprehensive range of grey high gloss units with contrasting white work surfaces and with a range of integrated appliances. Adjacent to the kitchen the garage has been converted to provide a superb utility room which has an adjacent rear entrance vestibule leading onto the rear garden.

To the first floor the principal bedroom benefits from an en-suite shower room/WC fitted with a contemporary suite and there are two further double bedrooms serviced by the family bathroom/WC. The second floor provides a further double bedroom with adjacent shower area and fitted storage space.

In addition, solar panels have been installed and the property benefits from the Feed-In Tariff scheme along with reduced electricity bills.

Externally to the front of the property the block paved drive provides ample off road parking and there is gated access to the side. The gardens extend to the side and rear with superb lawns and patio seating area with well established borders and mature trees and hedges providing a high degree of privacy and with open fields beyond.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Hale village, Timperley village centre and Altrincham town centre.

Viewing is highly recommended to appreciate the accommodation and also the gardens on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Original hardwood front door. Natural wood flooring. Ceiling cornice. Stairs to first floor. Arched opaque PVCu double glazed window to the side. Radiator. Under stairs storage cupboard.

CLOAKROOM

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

SITTING ROOM

19'9" x 13'3" (6.02m x 4.04m)

A superb main reception room with a focal point of a log burner set upon a tiled hearth and with an exposed brick chimney breast with inset lighting. PVCu double glazed bay window to the front and PVCu double glazed door provides access to the side garden. Television aerial point. Three radiators. Ceiling cornice.

DINING ROOM

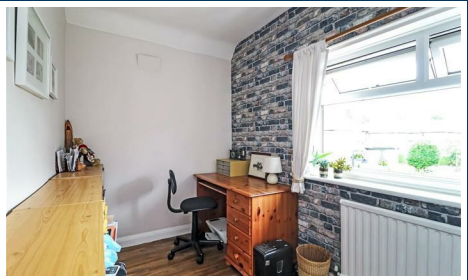
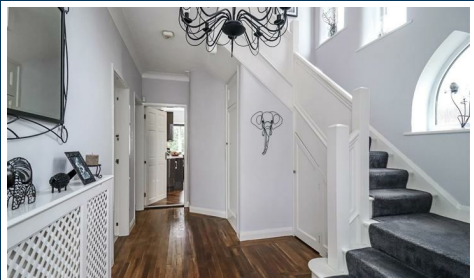
16'9" x 13'3" (5.11m x 4.04m)

With a focal point of a cast iron fireplace with tiled hearth. Natural wood flooring. PVCu double glazed windows to the side and rear. PVCu double glazed double doors provide access to the rear garden. Ceiling cornice. Two radiators.

KITCHEN

16'4" x 10'2" (4.98m x 3.10m)

Fitted with a comprehensive range of grey high gloss wall and base units with contrasting white work surfaces over incorporating a 1 1/2 bowl sink unit with hose tap. Integrated double oven/grill plus 5 ring gas hob with stainless steel extractor hood. Integrated dishwasher and full height fridge. Inset plinth lighting. PVCu double glazed window to the rear and door to the side. Natural wood flooring. Tiled splashback. Recessed low voltage lighting. Radiator.



UTILITY

16'4" x 7'11" (4.98m x 2.41m)

With windows to the front and rear. Radiator. Worcester gas central heating boiler. Plumbing for washing machine.

REAR ENTRANCE VESTIBULE

With PVCu double glazed door and opaque window to the side. Belfast style sink unit.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Stairs to second floor.

BEDROOM 1

17'7" x 12'3" (5.36m x 3.73m)

With PVCu double glazed window overlooking the rear gardens and fields beyond. Fitted wardrobes, drawers and dressing table. Radiator.

EN-SUITE

10'2" x 6'7" (3.10m x 2.01m)

With a contemporary suite comprising walk in shower enclosure, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Radiator. Recessed low voltage lighting. Extractor fan. Access to storage cupboard.

BEDROOM 2

13'10" x 12'3" (4.22m x 3.73m)

PVCu double glazed window to the side. Natural wood flooring. Radiator.

BEDROOM 3

10'0" x 6'1" (3.05m x 1.85m)

PVCu double glazed window to the front. Natural wood flooring. Radiator.

BATHROOM

9'5" x 6'9" (2.87m x 2.06m)

Fitted with a white suite with chrome fittings comprising panelled bath, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Radiator. Extractor fan. Access to large eaves storage area.

SECOND FLOOR

LANDING

Access to eaves storage space.

BEDROOM 4

17'7" x 7'11" (5.36m x 2.41m)

With fitted wardrobes. Three Velux windows. Two radiators. Adjacent shower area with shower cubicle and vanity wash basin. Heated towel rail. Television aerial point.

OUTSIDE

To the front of the property the block paved drive provides ample off road parking for several vehicles and there is gated access to the rear at each side. Immediately to the rear is an Indian stone patio seating area with extensive lawned gardens which continue to the side with mature shrub borders and fence boundaries. The gardens benefit from a southerly aspect to enjoy the sun all day. There is also the added benefit of a sun house and shed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

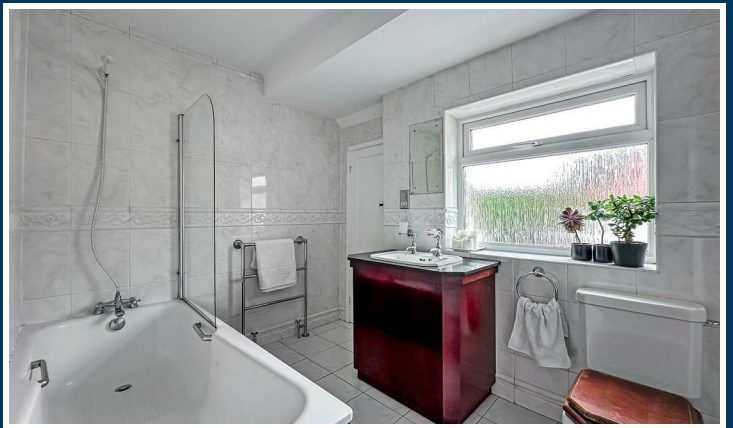
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TENURE

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

NOTE

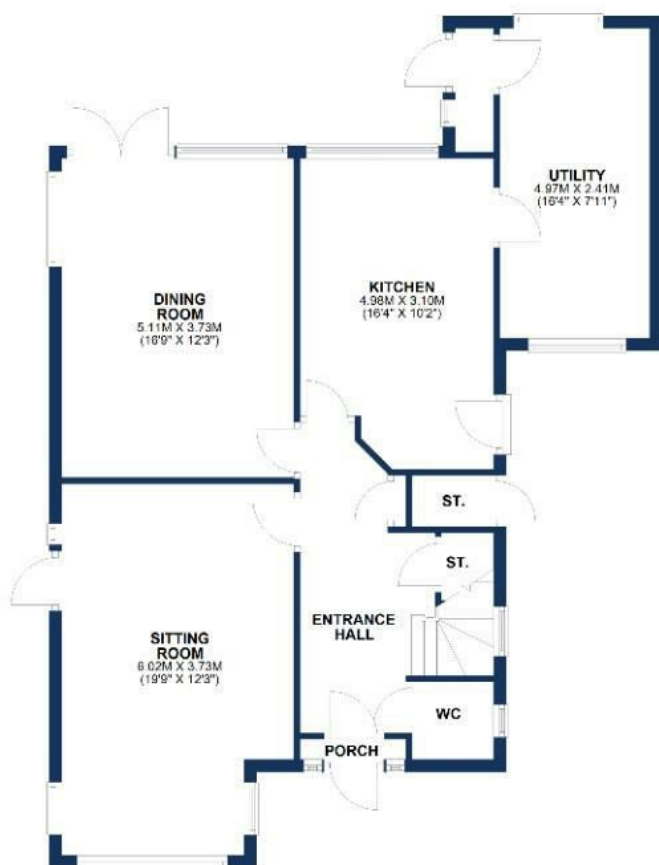
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 84.9 SQ. METRES (913.6 SQ. FEET)



FIRST FLOOR

APPROX. 69.3 SQ. METRES (746.3 SQ. FEET)



SECOND FLOOR

APPROX. 34.7 SQ. METRES (373.4 SQ. FEET)



TOTAL AREA: APPROX. 188.9 SQ. METRES (2033.3 SQ. FEET)

Plan shown for illustrative purposes only.
Plan produced using PlanIt.



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