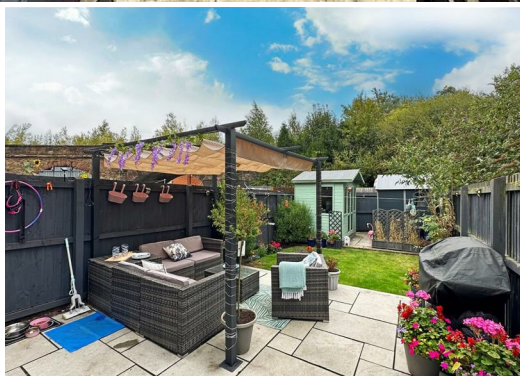




23 MELDRUMS GROVE | TIMPERLEY

£399,950

This modern end mews family home is ideally positioned towards the head of this quiet cul de sac yet conveniently positioned being in easy reach of Timperley Metrolink station and local shops on Park Road and at the bottom of Deansgate Lane. The property also lies in the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, cloakroom, sitting room, full width dining kitchen with double doors leading onto the rear gardens which are laid mainly to lawn and incorporate a detached home office with light and power, three well proportioned bedrooms to the first floor serviced by the family bathroom/WC fitted with a white suite with chrome fittings. Off road parking to the front of the property whilst to the rear the lawned gardens incorporate a paved terrace seating area and enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA14 1AF

DESCRIPTION

Built approximately 10 years ago this modern end mews property offers well proportioned accommodation nestled towards the head of this quiet cul de sac. The location is ideal being within easy reach of Timperley Metrolink station and with local shops available on Park Road and also at the bottom of Deansgate Lane. The property also lies within the catchment area of highly regarded primary and secondary schools including Wellington School.

The accommodation is well proportioned and presented throughout and is approached via the entrance hall which provides access to the cloakroom/WC and the sitting room to the front of the property. From the sitting room there is a door leading to the full width dining kitchen fitted with a comprehensive range of high gloss units and a full range of integrated appliances and with double doors leading onto the rear patio seating area with delightful lawns beyond.

To the first floor there are three well proportioned bedrooms, the third is currently used as a dressing room with fitted wardrobes along one wall and all are serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally to the front of the property the tarmac driveway provides off road parking and there is access to the rear. To the rear and accessed via the full width dining kitchen is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and enjoying a high degree of privacy. Towards the end of the garden is a detached timber home office with light and power plus double doors to the side and windows to the front and rear.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Half panelled walls. Stairs to first floor.

CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the front. Radiator. Half tiled walls.

SITTING ROOM

14'3" x 12'5" (4.34m x 3.78m)

With PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Under stairs storage cupboard. Doorway to:

DINING KITCHEN

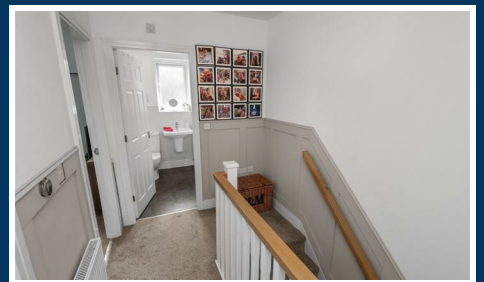
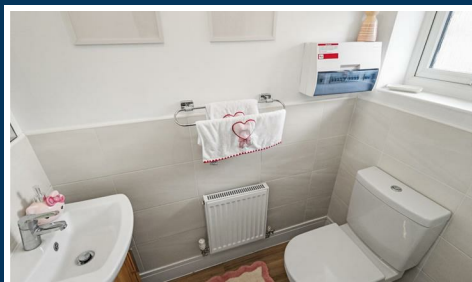
15'7" x 10'5" (4.75m x 3.18m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl Caple sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Cupboard housing combination gas central heating boiler. Space for dining suite. Laminate flooring. PVCu double glazed window overlooking the rear garden. PVCu double glazed double doors provide access to the rear garden. Recessed low voltage lighting. Radiator.

FIRST FLOOR

LANDING

Half panelled walls. Radiator. Loft access hatch.



BEDROOM 1

15'0" x 9'0" (4.57m x 2.74m)

PVCu double glazed window to the front with plantation shutters. Fitted wardrobes. Radiator. Television aerial point.

BEDROOM 2

10'2" x 9'0" (3.10m x 2.74m)

With PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

9'6" x 6'3" (2.90m x 1.91m)

Currently used as a dressing room with fitted wardrobes along one wall. PVCu double glazed window to the front. Airing cupboard. Radiator.

BATHROOM

6'3" x 6'0" (1.91m x 1.83m)

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

OUTSIDE

HOME OFFICE

7'6" x 5'11" (2.29m x 1.80m)

A superb addition to the property with double doors to the side and windows to the front and rear. Light and power.

The rear gardens are accessed via the dining kitchen and incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy. There are also external water feed and power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

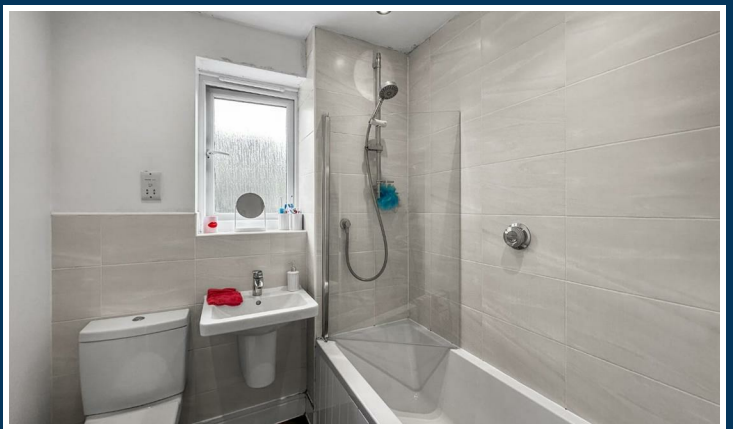
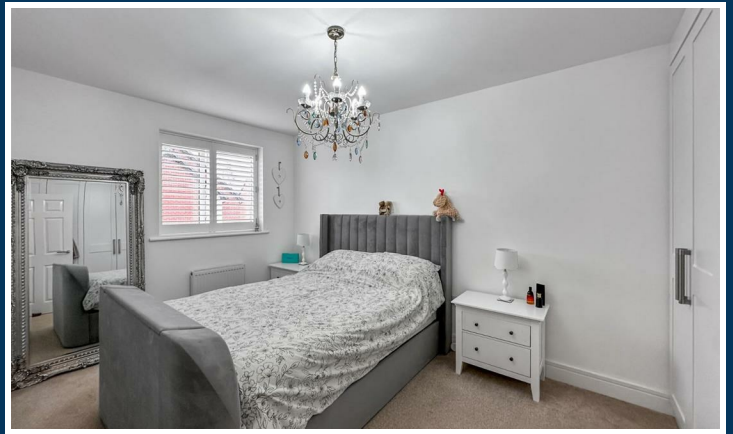
Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/2015. Full details will be provided by our clients 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. 42.3 SQ. METRES (455.2 SQ. FEET)

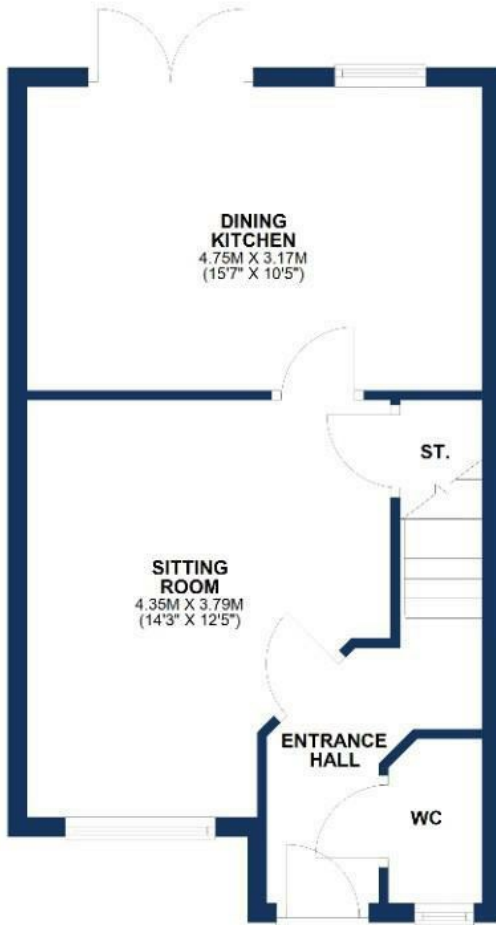


TOTAL AREA: APPROX. 78.5 SQ. METRES (844.6 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.4 SQ. FEET)



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