

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



27 MOSSFIELD ROAD | TIMPERLEY

£310,000

A deceptively spacious mid terraced property beautifully presented throughout and needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, full depth bay fronted sitting room with double doors to the rear gardens to one side whilst to the other is a full depth dining kitchen with door to the rear garden, three well proportioned bedrooms to the first floor serviced by the family bathroom/WC. The rear gardens incorporate a patio seating area with delightful lawned gardens beyond, all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7DN

DESCRIPTION

This deceptively spacious mid terraced family home is beautifully presented throughout and needs to be seen to be appreciated.

The double fronted accommodation is approached via the entrance hallway which provides access to the bay fronted full depth sitting room to one side which has double doors leading onto the south facing rear gardens. To the other side is a full depth dining kitchen fitted with a comprehensive range of white wall and base units and with access to the rear gardens. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

To the rear is a patio seating area with delightful lawned gardens beyond all with fence borders and benefitting from a southerly aspect to enjoy the sun all day.

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

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Laminate flooring. Stairs to first floor. Meter cupboard.

SITTING ROOM

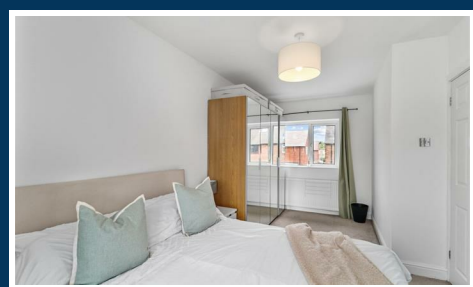
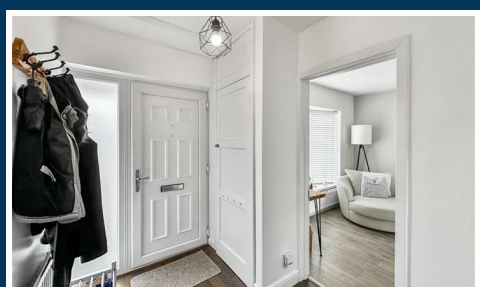
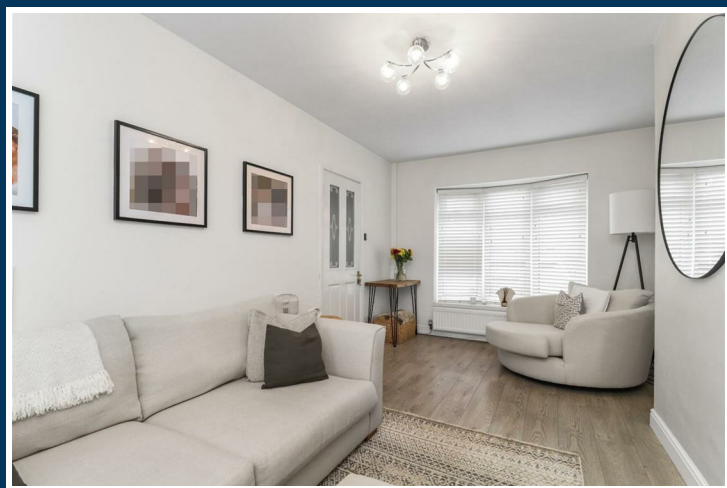
15'11" x 9'11" (4.85m x 3.02m)

Running the full depth of the property and with bay window to the front and PVCu double glazed double doors to the south facing rear garden. Laminate flooring. Radiator. Understairs storage cupboard housing the gas central heating boiler. Television aerial point.

DINING KITCHEN

16'1" x 9'0" (4.90m x 2.74m)

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



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the rear. Airing cupboard. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

15'11" x 9'0" (4.85m x 2.74m)

With PVCu double glazed windows to the front and rear. Radiator.

BEDROOM 2

9'11" x 8'8" (3.02m x 2.64m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 3

9'11" x 7'0" (3.02m x 2.13m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

7'9" x 6'0" (2.36m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Radiator. Tiled walls and floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the rear and accessed via the sitting room and dining kitchen is a patio seating area with delightful lawned gardens beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day. There is also an external water feed and power point. There is also an external water feed to the front of the property.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

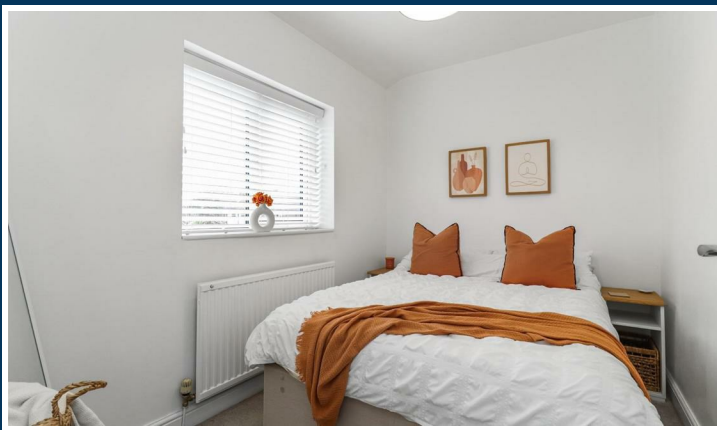
Band "B"

TENURE

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

NOTE

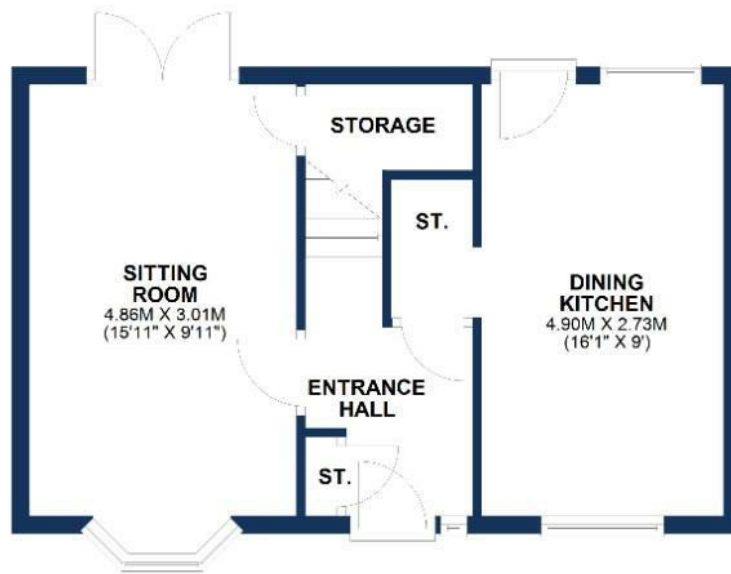
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

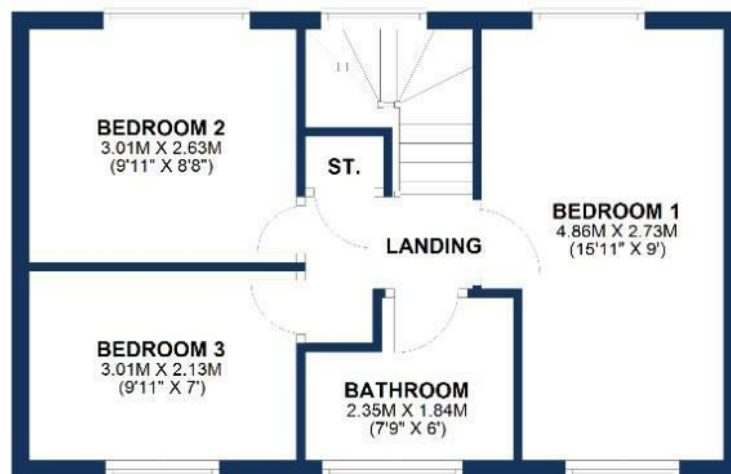
GROUND FLOOR

APPROX. 38.3 SQ. METRES (411.9 SQ. FEET)



FIRST FLOOR

APPROX. 38.1 SQ. METRES (410.2 SQ. FEET)



TOTAL AREA: APPROX. 76.4 SQ. METRES (822.1 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