



20 MOSLEY ROAD | TIMPERLEY

OFFERS OVER £725,000

NO ONWARD CHAIN Having undergone a complete programme of modernisation this family home is presented to an exceptional standard and is in an ideal location close to the village centre. The accommodation briefly comprises canopy porch, entrance hallway with storage, front sitting room, open plan living dining kitchen to the rear with bi folding doors to the attractive gardens and a full range of appliances. The ground floor accommodation is completed by the cloakroom/WC and the separate utility room which provides access to the integral garage. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite. Externally there is off road parking within the Indian stone driveway to the front and gated access then leads to the rear. To the rear is a patio seating area with delightful lawned gardens benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7TF

DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings and needs to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall with understairs storage area and to the front of the property is a separate sitting room with a focal point of a gas fired stove whilst to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of units and with quartz work surfaces including a central island, full range of appliances and access onto the westerly facing gardens. This open plan space truly acts as the heart of the home. The ground floor accommodation is completed by the cloakroom/WC and the utility room which has access onto the integral garage with remote roller shutter door to the front.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom. The family bathroom is fitted with a contemporary white suite with chrome fittings and an attractive vanity wash hand basin.

To the front of the property the Indian stone drive provides off road parking and access to the integral garage. There is then gated access to the rear. To the rear is a patio seating area with superb lawned gardens beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley village centre and with Altrincham town centre a little further distant.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

14'7" x 6'6" (4.45m x 1.98m)

With glass panelled composite front door. PVCu double glazed window to the front. Radiator. Laminate wood flooring. Stairs to first floor with glass balustrade. Understairs storage cupboards.

SITTING ROOM

14'3" x 13'5" (4.34m x 4.09m)

PVCu double glazed bay window to the front. Focal point of a remote controlled gas fired stove set upon a stone hearth. Radiator.

OPEN PLAN LIVING/DINING KITCHEN COMPRISING

26'9" x 24'2" (8.15m x 7.37m)

LIVING/DINING AREA

Ample space for living and dining suites. Two radiators. Recessed low voltage lighting. Bi folding door provide access to the westerly facing rear gardens. Laminate wood flooring. Velux window to the rear.

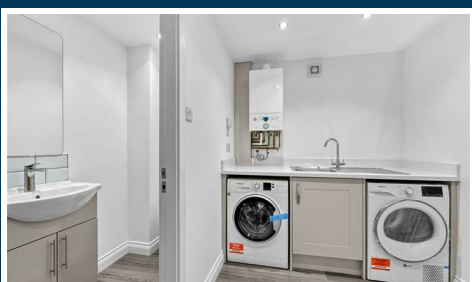
KITCHEN

Fitted with a comprehensive range of wall and base units with quartz work surface over incorporating a 1 1/2 bowl sink unit. Central island provides further storage. Integrated Bosch oven/grill plus four ring induction hob. Stainless steel extractor hood. Integrated dishwasher. American style fridge freezer. Laminate wood flooring. Recessed low voltage lighting. Bi folding doors provide access to the westerly facing rear gardens. PVCu double glazed window to the side. Contemporary vertical radiator.

UTILITY

7'6" x 6'5" (2.29m x 1.96m)

With work surface incorporating a stainless steel sink unit with drainer. Washing machine and dryer. Wall mounted combination gas central heating boiler. Laminate wood flooring. Recessed low voltage lighting. Extractor fan. Access to integral garage.



CLOAKROOM

With WC and vanity wash basin. Tiled splashback. Recessed low voltage lighting. Extractor fan. Laminate flooring.

FIRST FLOOR

LANDING

Loft access hatch with pull down ladder to loft space.

BEDROOM 1

16'2" x 11'8" (4.93m x 3.56m)

With PVCu double glazed window to the rear. Radiator.

EN-SUITE

6'0" x 5'6" (1.83m x 1.68m)

With a white suite with gold and chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Tiled splashback. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM 2

14'4" x 11'7" (4.37m x 3.53m)

With PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

11'9" x 11'3" (3.58m x 3.43m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 4

14'9" x 10'9" (4.50m x 3.28m)

With two PVCu double glazed window to the front. Radiator.

BATHROOM

9'9" x 6'0" (2.97m x 1.83m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, attractive vanity wash basin and WC. Heated towel rail. Tiled splashback. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan

OUTSIDE

INTEGRAL GARAGE

15'9" x 7'9" (4.80m x 2.36m)

With remote roller shutter door to the front. Door to the utility room. Opaque PVCu window to the side. Light and power.

To the front of the property the Indian stone driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds. There is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun. External water feed.

SERVICES

All main services are connected.

POSSESSION:

Vacant possession upon completion.

COUNCIL TAX

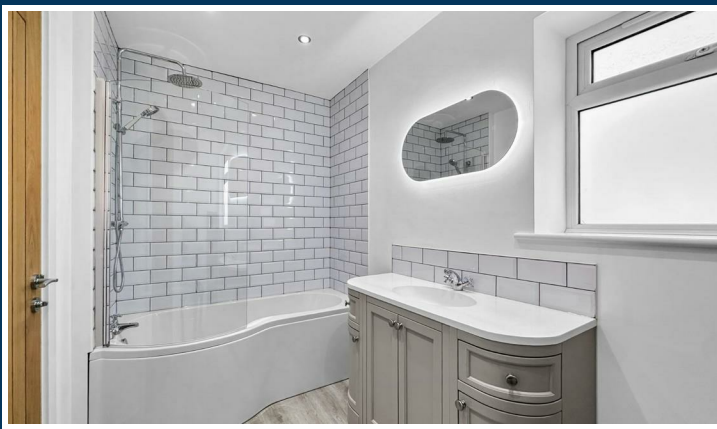
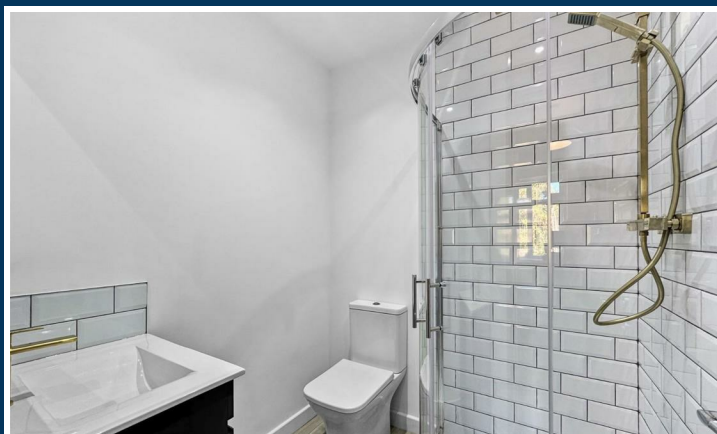
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TENURE:

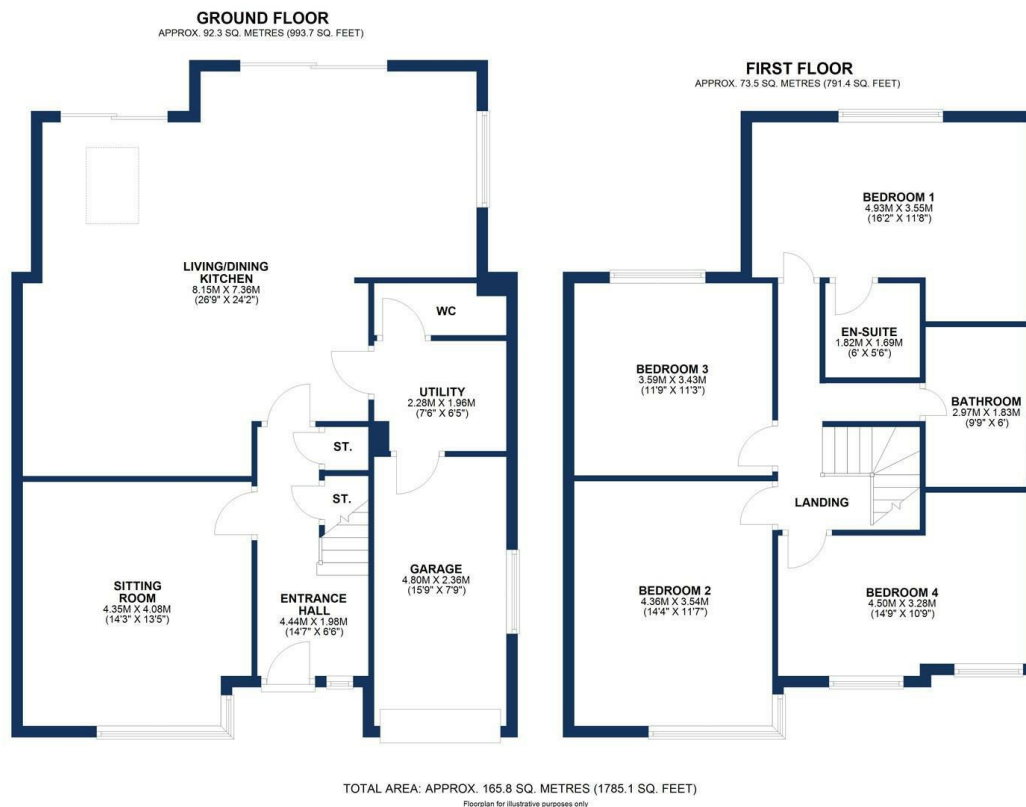
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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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