



8 BIRLEY CLOSE | TIMPERLEY

OFFERS OVER £500,000

A traditional semi detached family home in an ideal cul de sac location close to local shops and within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation is well presented throughout and briefly comprises entrance hall, bay fronted sitting room plus separate living room to the rear with double doors leading onto the extensive rear gardens, fitted dining kitchen with double doors to the side and also with access to the utility room which has a door to the front and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms serviced by the family bathroom/WC. The driveway to the front provides off road parking and there is gated access to the rear leading to the gardens which are a particular feature with extensive lawns all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6LA

DESCRIPTION

The location is ideal with Navigation Road Metrolink station providing a commuter service into Manchester being only a short walk away and with local shops at the bottom of Deansgate Lane, Moss Lane and the comprehensive shopping centres of Altrincham and Timperley village a little further distant. The property also falls in the catchment area of highly regarded primary and secondary schools including Wellington School.

This semi detached family home is well presented and proportioned throughout. To the ground floor the entrance hall leads onto the bay fronted sitting room with recessed fireplace and laminate wood flooring whilst to the rear is a separate further living room with double doors leading onto the extensive rear gardens. Also towards the rear of the property is a large dining kitchen fitted with a comprehensive range of units with quartz work surface and with double doors leading onto the garden. The ground floor accommodation is completed by the cloakroom/WC and also the separate utility room with door to the front.

To the first floor there are three well proportioned bedrooms all with fitted wardrobes and serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property the drive provides off road parking and there is gated access to the rear. To the side and rear the gardens are a particular feature with extensive lawns benefitting from a southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended to appreciate the accommodation on offer and the gardens.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'11" x 6'2" (4.24m x 1.88m)

Composite glass panelled front door. Laminate wood flooring. Radiator. Spindle balustrade staircase to first floor.

SITTING ROOM

13'4" x 10'10" (4.06m x 3.30m)

With a focal point of a recessed fireplace. PVCu double glazed bay window to the front. Laminate wood flooring. Television aerial point. Radiator.

LIVING ROOM

11'11" x 10'10" (3.63m x 3.30m)

With PVCu double glazed double doors leading onto the extensive rear gardens. Laminate wood flooring. Radiator.

DINING KITCHEN

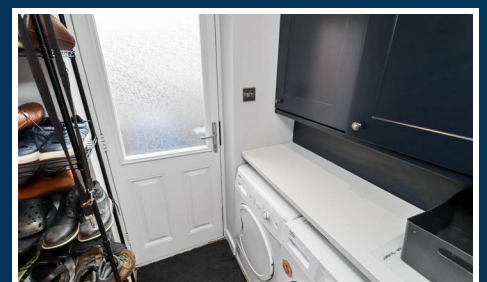
17'1" x 9'4" (5.21m x 2.84m)

Fitted with a comprehensive range of wall and base units with quartz work surface over incorporating a 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Space for dishwasher. Ample space for dining suite. Two PVCu double glazed windows overlooking the rear gardens. PVCu double glazed double doors provide access to the gardens. Radiator. Recessed low voltage lighting.

UTILITY

9'0" x 4'0" (2.74m x 1.22m)

With quartz work surface with space beneath for washing machine and dryer. Wall units. Tiled floor. Cupboard housing Worcester gas central heating boiler. Composite front door. PVCu double glazed window to the front.



CLOAKROOM

With WC and wash hand basin. laminate wood flooring. Tiled splashback. Extractor fan.

FIRST FLOOR

LANDING

7'2" x 6'10" (2.18m x 2.08m)

With opaque PVCu double glazed window to the side.

BEDROOM 1

13'5" x 10'10" (4.09m x 3.30m)

With PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Radiator. Loft access hatch with pull down ladder to loft space which is partially boarded and has a light.

BEDROOM 2

11'110" x 10'10" (3.35m x 3.30m)

With PVCu double glazed window to the rear. Fitted wardrobe and dressing table. Radiator.

BEDROOM 3

6'11" x 6'4" (2.11m x 1.93m)

PVCu double glazed window to the front. Fitted wardrobe and dressing table. Radiator.

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)

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

OUTSIDE

To the front of the property a drive provides off road parking and there is gated access to the rear. To the rear the gardens are a particular feature with extensive lawns all benefitting from a southerly aspect to enjoy the sun all day. There is also an external water feed to the front and rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

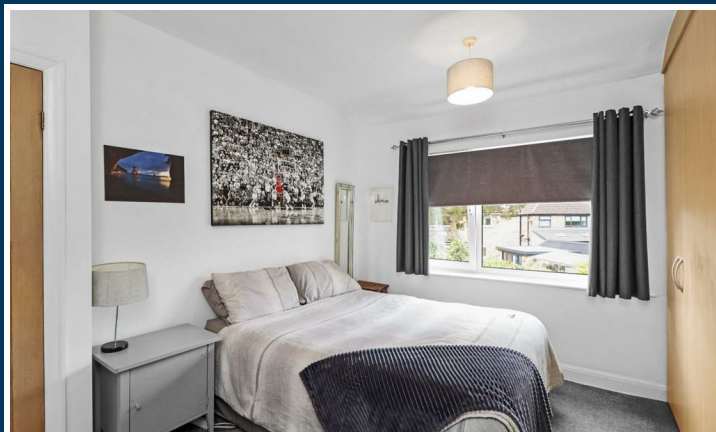
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TENURE

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

NOTE

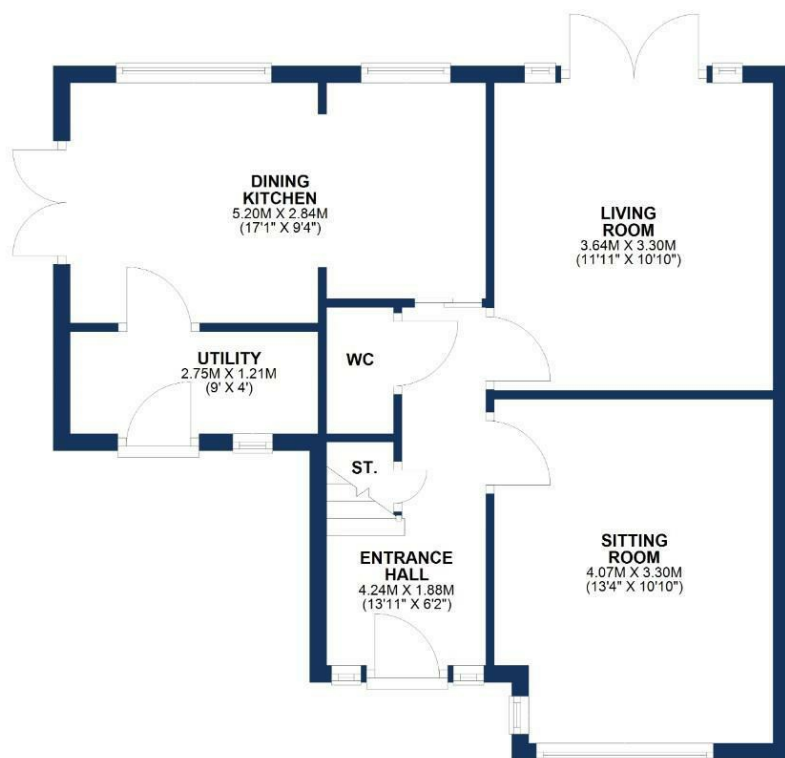
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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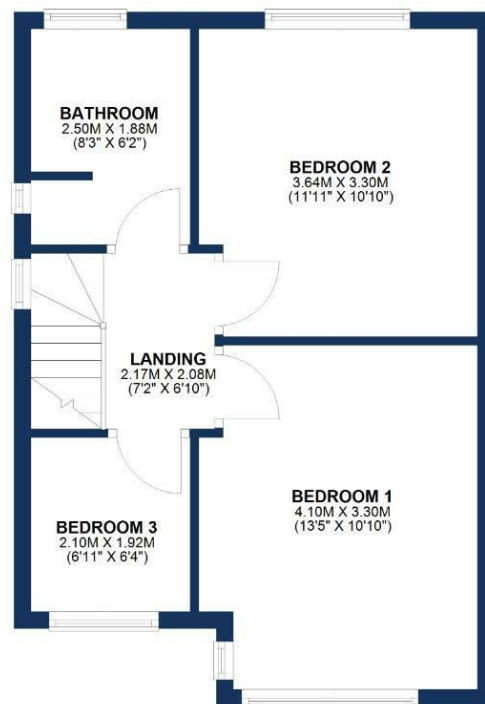
GROUND FLOOR

APPROX. 51.7 SQ. METRES (556.0 SQ. FEET)



FIRST FLOOR

APPROX. 39.1 SQ. METRES (421.3 SQ. FEET)



TOTAL AREA: APPROX. 90.8 SQ. METRES (977.3 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