

# IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



7 FAIRLIE DRIVE | TIMPERLEY

£395,000

A superbly proportioned property in an ideal location with gardens benefitting from views over school playing fields. The well presented accommodation briefly comprises entrance hall with cloaks area, fitted breakfast kitchen, full width open plan sitting/dining room opening onto the rear gardens, ground floor WC. Three excellent bedrooms and family bathroom/WC. Off road parking within the driveway and integral garage. Delightful gardens to the rear laid with artificial grass. Viewing is highly recommended.



**POSTCODE: WA15 6EL**

## DESCRIPTION

A superbly proportioned and well presented family home ideally located being well placed for shopping within the market town of Altrincham and Timperley village and the Metrolink railway station provides a commuter service into Manchester. The property is also within walking distance of Heyes Lane Primary School and lies within the catchment area of highly regarded secondary schools.

The accommodation is approached via a welcoming enclosed porch which leads onto the large entrance hall with cloaks area and access to a large understairs storage area and separate WC also within the enclosed porch is a door to the integral garage. Towards the front of the property is a breakfast kitchen fitted with a comprehensive range of wall and base units whilst to the rear is a full width sitting/dining room with sliding doors providing access onto the rear garden. To the first floor there are three bedrooms serviced by the family bathroom/WC.

To the front the driveway provides off road parking and access to the integral garage whilst to the rear is a patio seating area with gardens beyond laid with artificial grass and well stocked flowerbeds and views towards school playing fields.

A superb property in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Door to integral garage. Tiled floor.

#### ENTRANCE HALL

Glass panelled PVCu double glazed front door. Radiator. Engineered wood flooring. Cloaks area leading to the understairs storage cupboard.

#### WC

With a white and chrome suite comprising WC and vanity wash basin. Opaque PVCu double glazed window to the front. Engineered wood flooring. Half tiled walls.

#### KITCHEN

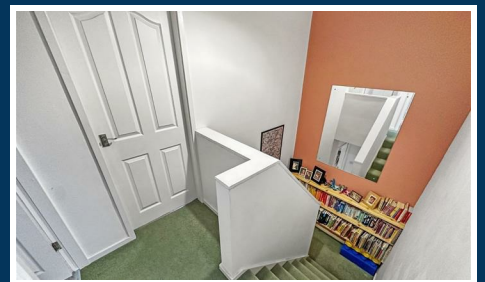
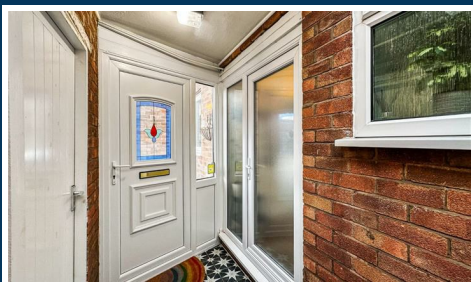
**11'0" x 8'8" (3.35m x 2.64m)**

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Space for fridge. Plumbing for washing machine and space for dishwasher. PVCu double glazed window to the front. Tiled splashback. Tiled flooring. Cupboard housing Worcester combination gas central heating boiler.

#### SITTING/DINING ROOM

**19'8" x 11'11" (5.99m x 3.63m)**

With PVCu double glazed sliding doors leading onto the rear garden. PVCu double glazed window overlooking the rear garden. Engineered wood flooring. Fitted storage/shelving with inset lighting. Radiator. Television aerial point. Telephone point.



## LANDING

Loft access hatch with pull down ladder to boarded loft space.

## BEDROOM 1

13'10" x 10'2" (4.22m x 3.10m)

With PVCu double glazed window to the rear. Radiator.

## BEDROOM 2

10'7" x 9'2" (3.23m x 2.79m)

With PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

## BEDROOM 3

9'1" x 8'8" (2.77m x 2.64m)

With PVCu double glazed window to the front. Radiator.

## BATHROOM

10'3" x 5'4" (3.12m x 1.63m)

With a white suite with chrome fittings comprising panelled bath with mixer shower over, WC and vanity wash basin. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Radiator. Tiled walls.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and there is a courtyard garden. To the rear and accessed via the sitting/dining room there is a patio seating area with gardens beyond laid with artificial grass. The gardens have views towards the school playing fields.

## INTEGRAL GARAGE

16'8" x 9'2" (5.08m x 2.79m)

With up and over door. Door to enclosed porch. Light and power.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

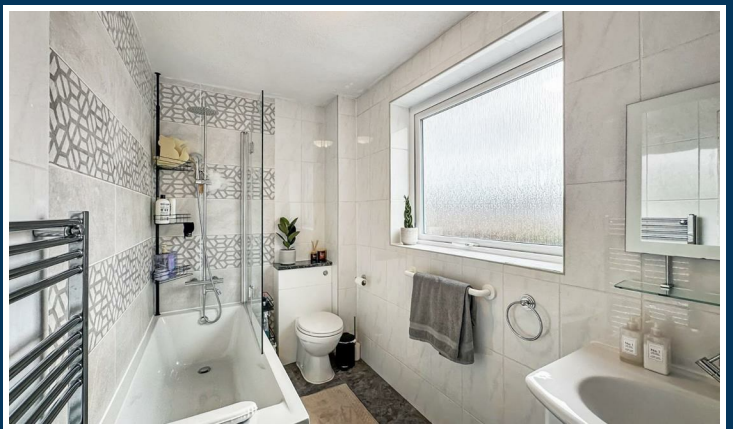
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## TENURE

We are informed the property is held on a Freehold basis and subject to a rent charge of approximately £13.00pa. 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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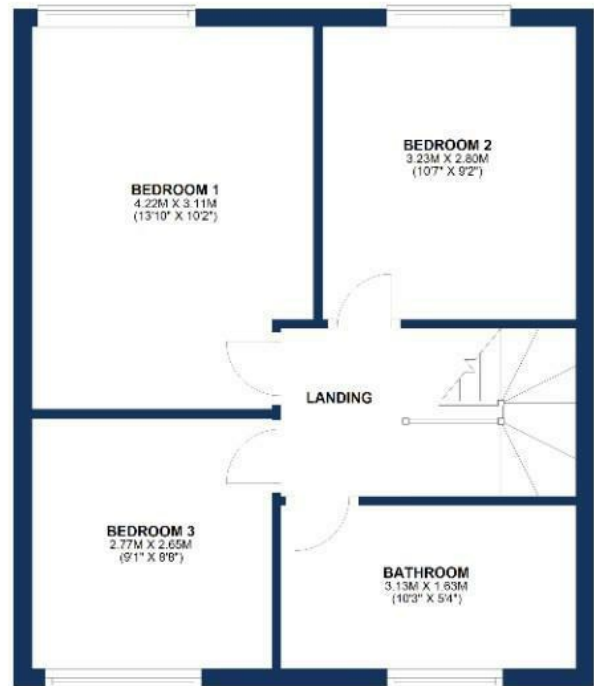
### GROUND FLOOR

APPROX. 61.1 SQ. METRES (657.7 SQ. FEET)



### FIRST FLOOR

APPROX. 42.6 SQ. METRES (458.1 SQ. FEET)



TOTAL AREA: APPROX. 103.7 SQ. METRES (1115.8 SQ. FEET)

Floorplan for illustrative purposes only



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