

# IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



22 FRIESTON RD | TIMPERLEY

OFFERS OVER £500,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned extended traditional semi detached family home located within walking distance of Timperley Metrolink station and with Park Road Primary Academy School on the doorstep plus access to the Bridgewater Canal towpath within easy reach. The accommodation briefly comprises enclosed porch, welcoming entrance hall, front dining room plus rear sitting room with access onto the rear gardens, extended dining kitchen with access to the side, cloakroom/WC, three well proportioned bedrooms, two benefitting from fitted wardrobes, family bathroom with separate WC. Externally the drive provides off road parking and there is gated access to the rear where there is a patio seating area with delightful lawns beyond all benefitting from a south easterly aspect. Also to the rear is a detached utility/store providing further storage and space for appliances. Viewing is highly recommended to appreciate the accommodation on offer.

**POSTCODE: WA14 5AP**

## DESCRIPTION

This traditional semi detached family home has been extended to provide well proportioned living accommodation in an ideal location opposite Park Road Academy Primary School and within walking distance of Newton Park and Timperley Metrolink station. The property also lies within the catchment area of highly regarded secondary schools and is within easy reach of the surrounding network of motorway and with local shops available on Park Road,

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Positioned to the front of the property is a separate dining room whilst to the rear the living room has sliding doors providing access onto the rear patio seating area with delightful lawns beyond. Also positioned to the rear of the property is an extended dining kitchen with a comprehensive range of cream units and with door providing access to the side. The ground floor accommodation is completed by the cloakroom/WC.

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

Externally to the front of the property the flagged drive provides off road parking and has an adjacent flowerbed and there is gated access towards the rear. To the rear there are two patio seating areas plus delightful lawned gardens with fence borders and all benefitting from a south easterly aspect.

Also within the rear gardens is a detached utility room/store which provides excellent storage and has plumbing, water and power feeds.

A superb family home and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Lead effect PVCu double glazed front door with matching side screen. Power point. Tiled floor.

#### ENTRANCE HALL

Hardwood front door. Spindle balustrade staircase to first floor. Natural wood flooring. Radiator.

#### SITTING ROOM

**12'10 x 11'6 (3.91m x 3.51m)**

PVCu double glazed bay window to the front. Natural wood flooring. Radiator. Electric fireplace. Picture rail. Television aerial point.

#### LIVING ROOM

**13'6 x 11'6 (4.11m x 3.51m)**

Sliding doors to the south easterly facing rear garden. Electric fireplace. Ceiling cornice. Dado rail. Radiator. Television aerial point. Telephone point.

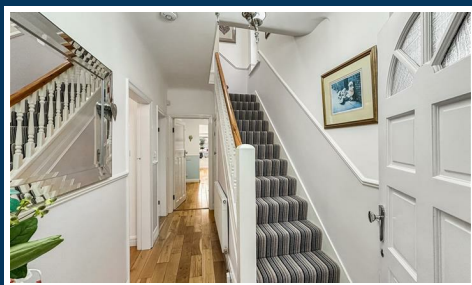
#### DINING KITCHEN

**22'0 x 11'0 (6.71m x 3.35m)**

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating Belfast style twin bowl sink unit. Space for Range oven. Integrated fridge and dishwasher. Ample space for dining suite. PVCu double glazed windows to the front, side and rear. PVCu double glazed door provides access to the side. Natural wood flooring. Tiled splashback.

#### CLOAKROOM

With low level WC and corner wash basin. Natural wood flooring. Opaque PVCu double glazed window to the side. Tiled walls. Extractor fan.



## FIRST FLOOR

### LANDING

Loft access hatch with pull down ladder to boarded loft space. Opaque PVCu double glazed window to the side. Ceiling cornice.

### BEDROOM 1

**13'9 x 10'7 (4.19m x 3.23m)**

PVCu double glazed bay window to the front. Fitted wardrobes. Dado rail. Ceiling cornice. Television aerial point. Radiator.

### BEDROOM 2

**13'1 x 10'7 (3.99m x 3.23m)**

PVCu double glazed window overlooking the rear garden. Fitted wardrobes and drawers. Dado rail. Ceiling cornice. Television aerial point. Radiator.

### BEDROOM 3

**7'11 x 6'9 (2.41m x 2.06m)**

PVCu double glazed window to the front. Telephone point.

### BATHROOM

**8'8 x 6'10 (2.64m x 2.08m)**

With a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Laminate flooring. Tiled walls. Radiator with heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

## OUTSIDE

### DETACHED UTILITY/STORE

**16'6 x 7'6 (5.03m x 2.29m)**

With PVCu double glazed door to the front. Opaque PVCu double glazed window to the side. Tiled floor. Tiled splashback. Fitted wall and base units with work surface. Enamel sink unit. Plumbing for washing machine. Space for dryer. Space for fridge and freezer. Light, power and water feed.

To the front of the property the flagged drive provides off road parking and has adjacent gravelled flowerbeds. There is then gated access toward the rear. To the rear is a patio seating area accessed via the sitting room with delightful lawned gardens beyond and further patio seating area. The rear gardens benefit from a south easterly aspect and there are external water feed and power points.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX:

Trafford Band "D"

### TENURE

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

### NOTE

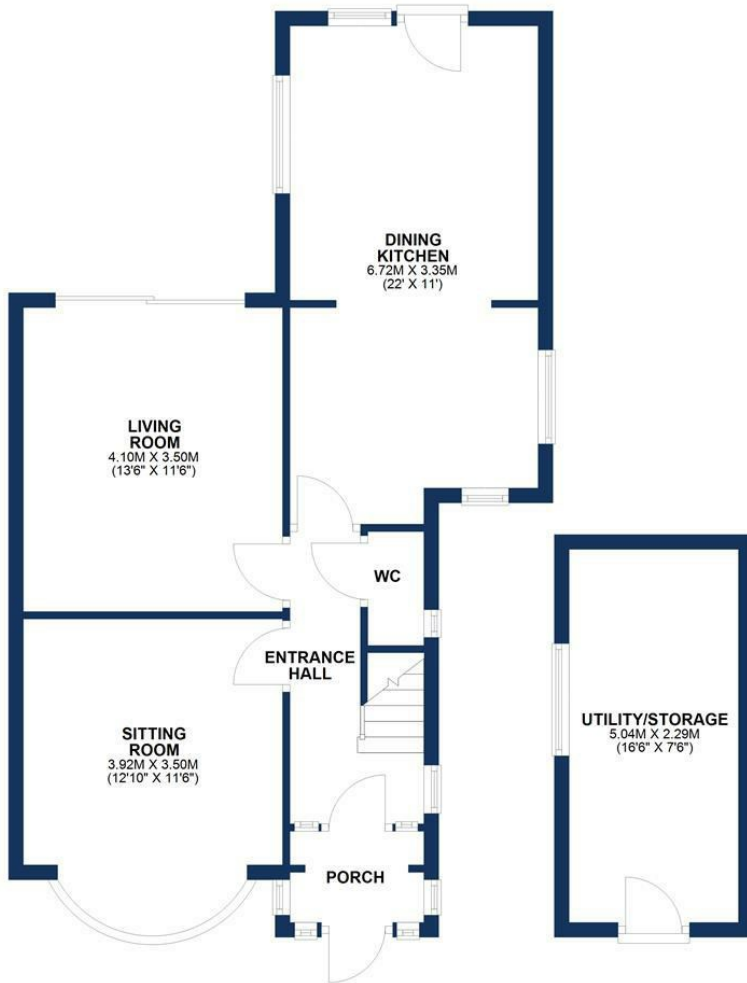
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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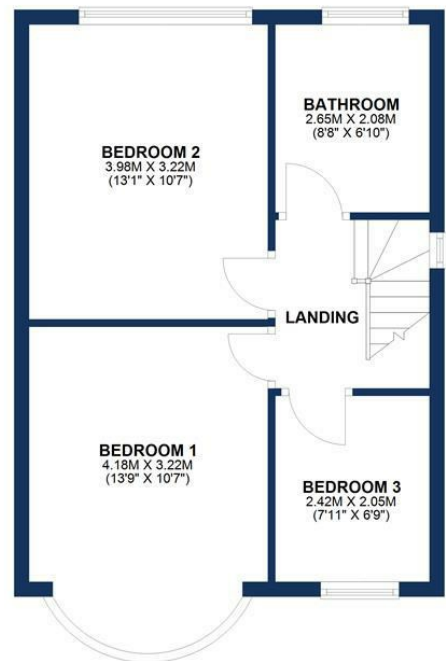
## GROUND FLOOR

APPROX. 70.7 SQ. METRES (760.6 SQ. FEET)



## FIRST FLOOR

APPROX. 41.3 SQ. METRES (444.0 SQ. FEET)



TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.7 SQ. FEET)

Floorplan for illustrative purposes only



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