



## 36 DEANS\_GATE LANE | TIMPERLEY

£550,000

It is essential to view this outstanding end terraced family home with superbly proportioned living space presented to an exceptional standard. The accommodation is arranged over four floors with the ground floor providing a sitting room to the front whilst to the rear is an impressive open plan living/dining kitchen with log burning stove, central island and sliding doors to the gardens. To the first floor are two double bedrooms serviced by the contemporary family bathroom and the loft has been converted to create a superb principal bedroom with ensuite shower room/WC. There are also cellars with storage to the front and utility to the rear. Off road parking within the driveway to the side and large patio terrace with delightful lawned gardens beyond to the rear.



**POSTCODE: WA15 6SQ**

## DESCRIPTION

A superb end terraced property offering any potential purchaser plenty of original character and charm with stripped floor boards, ceiling corning, high skirting boards and period fireplaces combined with contemporary fittings to create a beautiful family home.

The accommodation is approached via the entrance hall which opens into the sitting room with an attractive tiled fireplace. To the rear the property has been extended to create an excellent open plan living/dining kitchen which truly acts as the heart of the home. The kitchen is complete with central island which incorporates a breakfast bar and also booth style seating with space for a dining table. From the kitchen area sliding doors lead on to the rear gardens and the living area has a door to the cellars.

The cellars provide storage space in the front chamber whilst the rear chamber has light, power and water feed and is used as a separate utility room.

To the first floor the two double bedrooms have fitted wardrobes and are serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. The accommodation is completed by the converted loft which has created an impressive principal suite with dressing area and adjacent ensuite shower room/WC.

Externally to the front of the property there is a gated courtyard garden and the driveway to the side provides off road parking. Gated access then leads to side and rear. To the rear the gardens are accessed via the open plan area and a raised paved seating area with glass balustrade leads on to delightful lawned gardens with fenced borders.

The location is ideal being within easy reach of Navigation Road and Timperley Metrolink stations and with Altrincham town centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite glass panelled front door. Stripped floorboards. Opening to;

#### SITTING ROOM

**14'10" x 12'10" (4.52m x 3.91m)**

With a focal point of a period style fireplace with decorative tiled insert and hearth. PVCu double glazed window to the front. Stripped floorboards. Fitted storage and shelving. Cornice. Television aerial point. Radiator.

#### INNER HALL

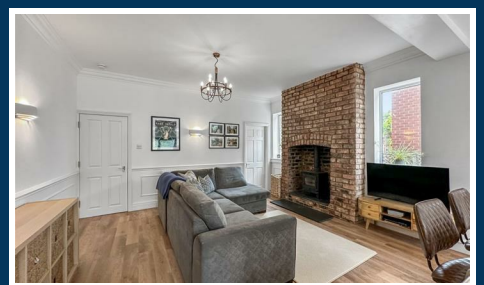
Stripped floorboards and stairs to the first floor. Access to;

#### OPEN PLAN LIVING / DINING KITCHEN

**28'0" x 14'10" (8.53m x 4.52m)**

A superb open plan area with the living space having a focal point of an exposed brick chimney breast flanked by PVCu double glazed windows and housing a log burning stove. From the living space there is also access to the cellars.

The kitchen is fitted with a modern range of in-frame units with contrasting Quartz work surfaces. Space for range oven. Stainless steel extractor hood. Integrated full height fridge. A central island provides further storage space and incorporates an enamel Belfast style sink unit, breakfast bar, wine fridge, freezer, dishwasher and booth seating. Space for dining table. Sliding doors provide access to the rear gardens. Two Velux windows to the rear and PVCu double glazed window to the side. Recessed low voltage lighting. Radiator.



## CELLARS

The landing provides a cloaks area and also houses the Worcester combination gas central heating boiler. The front chamber provides excellent storage space whilst the rear chamber provides a utility room and log storage.

## FIRST FLOOR

### LANDING

Stairs to second floor.

### BEDROOM TWO

13'1" to wardrobes x 12'11" (3.99m to wardrobes x 3.94m)

With fitted wardrobes. A focal point of a cast iron fireplace. Cornice. Radiator.

### BEDROOM THREE

17'8" x 14'8" maximum measurements (5.38m x 4.47m maximum measurements)

With fitted wardrobes. Two PVCu double glazed and two Velux windows to the rear. Radiator,

### BATHROOM

8'0" x 6'11" (2.44m x 2.11m)

Fitted with a contemporary white suite with chrome fittings comprising bath, walk-in shower enclosure, vanity wash basin and WC. Tiled walls and floor. Extractor fan. Recessed low voltage lighting. Chrome heated towel rail.

## SECOND FLOOR

### BEDROOM ONE

22'3" x 13'3" (6.78m x 4.04m)

A superb principal suite with PVCu double glazed doors to a Juliet balcony overlooking the rear gardens. Fitted wardrobes and drawers with adjacent dressing area. Two Velux windows to the front. Radiator.

### EN SUITE

9'4" x 3'4" (2.84m x 1.02m)

With a suite comprising tiled shower enclosure, wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Laminate flooring. Tiled splashback. Extractor fan.

## OUTSIDE

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

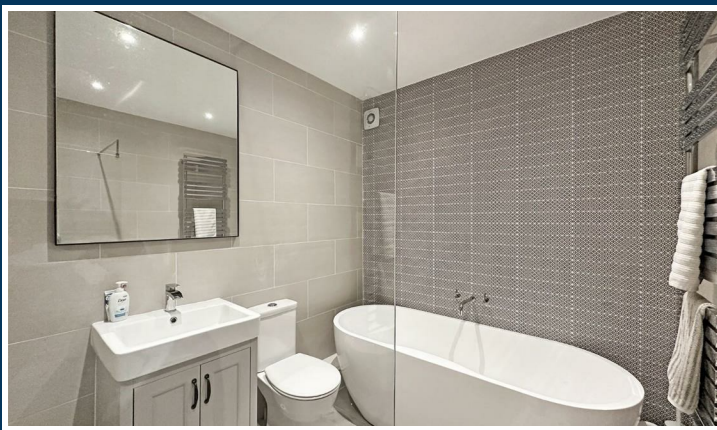
Trafford Borough Council Band 'B'

### TENURE

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

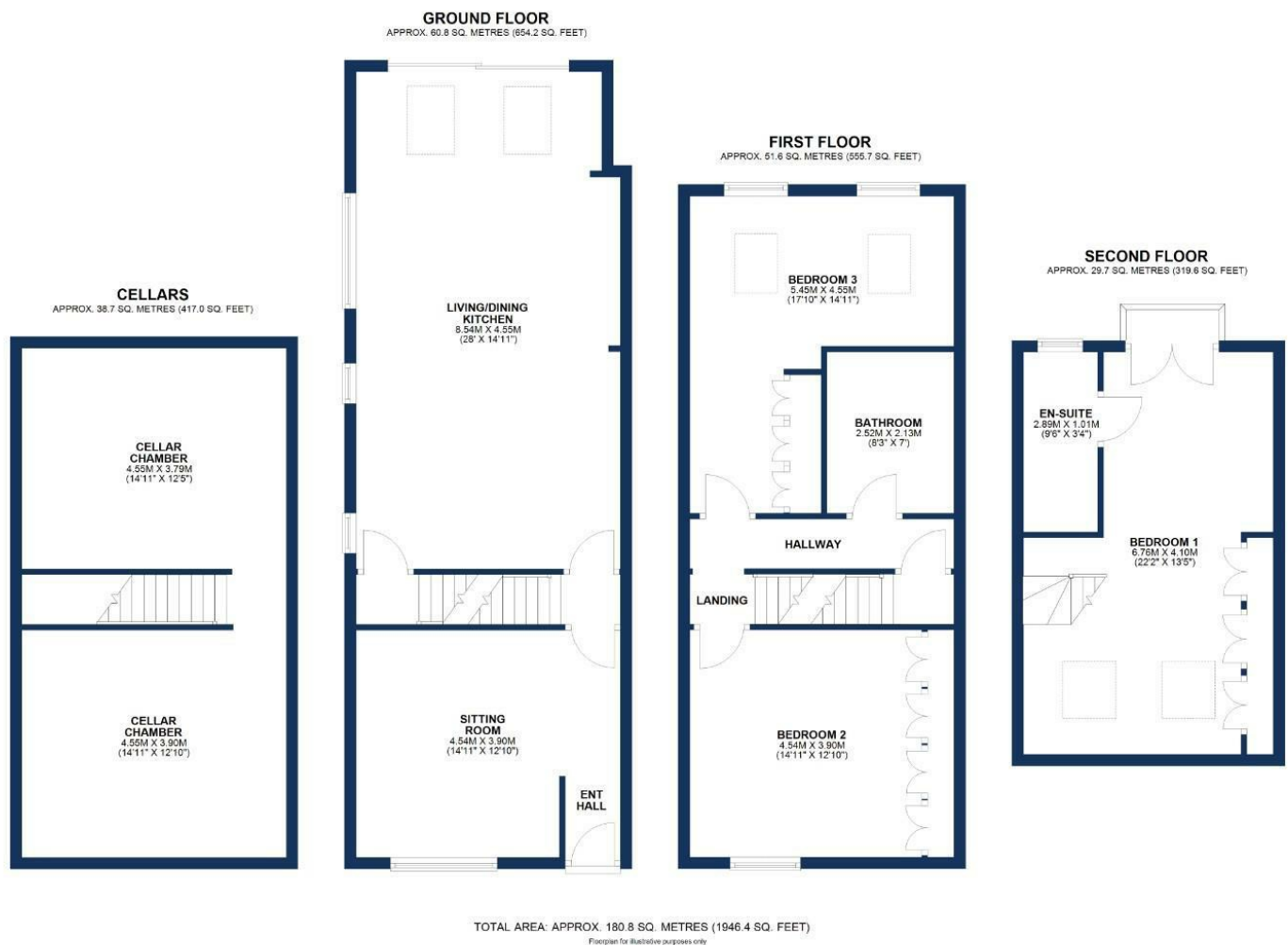
### NOTE

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



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