



12 ASHLEIGH ROAD | TIMPERLEY

OFFERS OVER £325,000

*****NO ONWARD CHAIN***** a superbly proportioned extended end terraced home ideally located within easy reach of local shops and with Timperley village centre a little further distant and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, full width dining kitchen with door onto the attractive rear gardens, separate dining room, two bedrooms and bathroom/WC. Externally there is off road parking within the driveway to the front which has adjacent lawned garden whilst to the rear the gardens are laid mainly to lawn and enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6ER

DESCRIPTION

An excellent opportunity to purchase an end terraced property, well presented and maintained throughout and ideally positioned. The location is excellent being in the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with local shops available at the top of Heyes Lane and also Woodhouse Lane East.

The accommodation is approached via an entrance hallway which provides access onto the bay fronted sitting room whilst to the rear is a full width fitted kitchen which provides access to the delightful lawned gardens. Adjacent to the kitchen is also the added benefit of a separate dining room.

From the hallway stairs lead to the first floor where there are two bedrooms and the accommodation is completed by the bathroom/WC.

Externally there is ample off road parking within the driveway to the front which has adjacent lawned gardens. To the rear the gardens are laid mainly to lawn with mature hedge and fence borders and enjoy a high degree of privacy.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Front door. Stairs to first floor.

SITTING ROOM

14'11" x 12'1" (4.55m x 3.68m)

PVCu double glazed bay window to the front. Focal point of a gas fire with marble effect insert and hearth. Television aerial point. Ceiling cornice. Access to:

KITCHEN

15'3" x 8'5" (4.65m x 2.57m)

Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Two PVCu double glazed windows overlooking the rear garden and a composite door provides access to the same. Tiled splashback. Under stairs storage area. Archway to:

DINING ROOM

20'2" x 8'8" (6.15m x 2.64m)

With PVCu double glazed windows to the front and rear. Electric heater.

FIRST FLOOR

LANDING

Electric heater. Opaque window to the side.



BEDROOM 1

12'5" x 11'8" (3.78m x 3.56m)

PVCu double glazed window to the front. Picture rail. Storage cupboard. Telephone point.

BEDROOM 2

10'5" x 9'3" (3.18m x 2.82m)

Double glazed window to the rear. Picture rail.

BATHROOM

7'6" x 7'0" (2.29m x 2.13m)

With a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Tiled walls and floor. Airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens with mature hedge and fence borders. To the rear is a paved seating area leading onto delightful lawned gardens which incorporate a water feature and enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

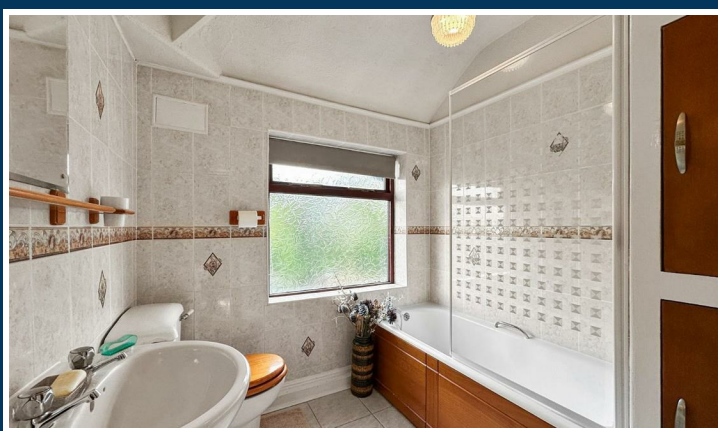
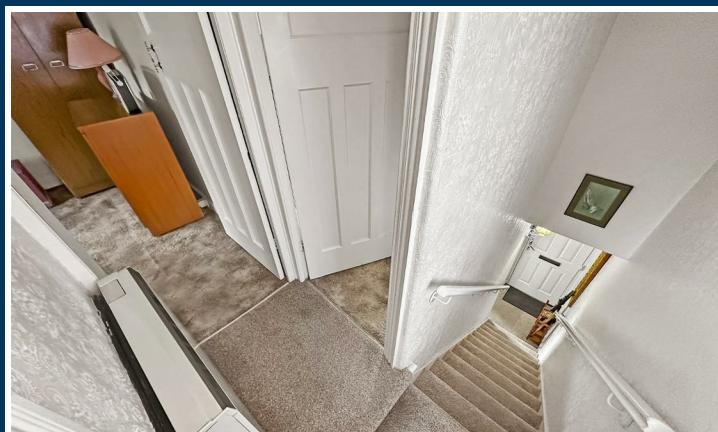
Trafford Band "C"

TENURE

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

NOTE

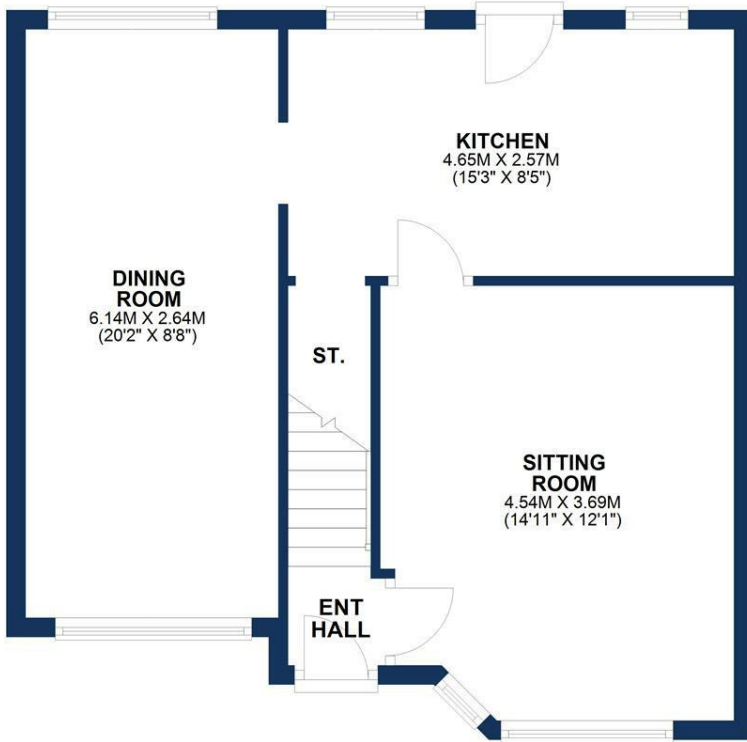
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 49.3 SQ. METRES (530.3 SQ. FEET)



FIRST FLOOR

APPROX. 30.9 SQ. METRES (332.3 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.6 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