



6 KINGSLEY ROAD | TIMPERLEY

£525,000

Viewing is essential to appreciate the proportions of the accommodation on offer within this ideally positioned semi detached family home. The accommodation has been extended over recent years and briefly comprises welcoming entrance hall, front dining room, large rear living room with doors onto the rear gardens, superb open plan dining kitchen with access to the garden plus separate utility room with door to second bathroom, cloakroom/WC, 3 excellent bedrooms and bathroom/WC to the first floor. Off road parking to the front of the property plus delightful westerly facing lawned gardens to the rear which enjoy the afternoon and evening sun.

POSTCODE: WA15 6RA

DESCRIPTION

A viewing is imperative to be able to appreciate the standard of accommodation on offer within this extended and superbly proportioned family home in an ideal location close to the village centre.

The accommodation is approached via a welcoming entrance hall which leads onto the front dining room whilst to the rear there is an extended living room with doors providing access onto the westerly facing rear garden. The kitchen is fitted with high quality fittings units and integrated appliances and again has access onto the attractive rear gardens. From the kitchen there is access onto a separate utility room which in turn leads onto a downstairs bath/shower room fitted with a contemporary suite and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are two doubles and well proportioned single bedroom and the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

To the front of the property the driveway provides off road parking whilst to the rear and accessed via the living room and dining kitchen there is a patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within walking distance of Timperley village centre and within the catchment area of highly regarded primary and secondary schools. Local shops are also available at the top of Heyes Lane.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

12'7" in length (3.84 in length)

With composite front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Recessed low voltage lighting.

CLOAKROOM

With a suite comprising WC and vanity wash basin. Tiled walls.

DINING ROOM

12'0" x 11'4" (3.66 x 3.45)

With a focal point of an exposed chimney breast housing a bio fuel stove. PVCu double glazed bay window to the front. Radiator. Television aerial point.

LIVING ROOM

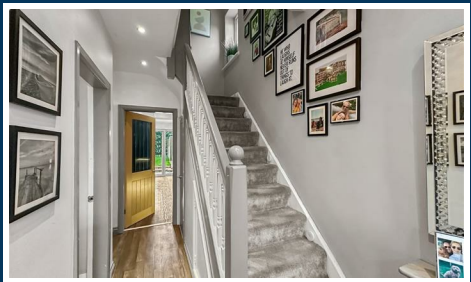
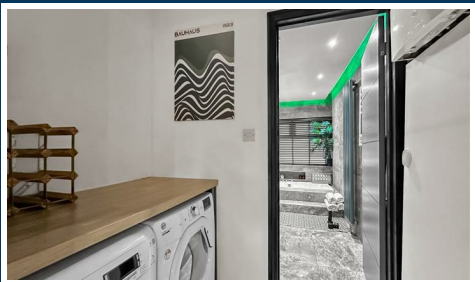
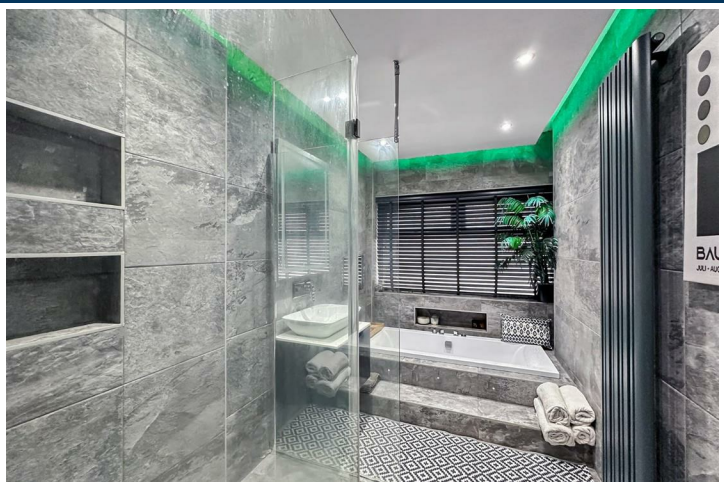
21'4" x 11'8" (6.50 x 3.56)

With PVCu double glazed double doors to the westerly facing rear gardens. Focal point of an electric fireplace. Laminate wood flooring. Ceiling cornice. Recessed low voltage lighting. Radiator.

DINING KITCHEN

16'10" x 13'0" (5.13 x 3.96)

An impressive dining kitchen fitted with a comprehensive range of wall and base units with contrasting light wood work surfaces over incorporating a twin bowl stainless steel sink unit with drainer. Central island incorporating a breakfast bar and further storage. Integrated oven/grill plus microwave, fridge freezer and dishwasher. PVCu double glazed window to the rear and two Velux windows. PVCu double glazed sliding doors provide access to the rear gardens. Radiator. Television aerial point.



UTILITY

7'4" x 6'2" (2.24 x 1.88)

With work surface with plumbing for washing machine and space for dryer. Wall mounted cupboard. Combination gas central heating boiler. Door to garage. Access to:

BATHROOM

11'2" x 6'5" (3.40m x 1.96m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, tiled shower enclosure and vanity wash basin. Recessed low voltage lighting. Extractor fan. Radiator. Tiled walls and floor. Integrated television. Opaque PVCu double glazed window to the front.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

12'1" x 10'8" (3.68 x 3.25)

PVCu double glazed window to the rear overlooking the rear garden. Radiator. Recessed low voltage lighting.

BEDROOM 2

12'1" x 10'10" maximum (3.68 x 3.30 maximum)

With PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

8'7" x 6'8" (2.62 x 2.03)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'11" x 7'0" (2.72m x 2.13m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, wash hand basin, bidet and WC. Tiled walls and floor. Heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the block drive provides off road parking and there is also the added benefit of an EV charger point.

To the rear and accessed via the living room and dining kitchen there is a patio seating area with delightful lawns beyond with mature hedge and fence borders all benefiting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

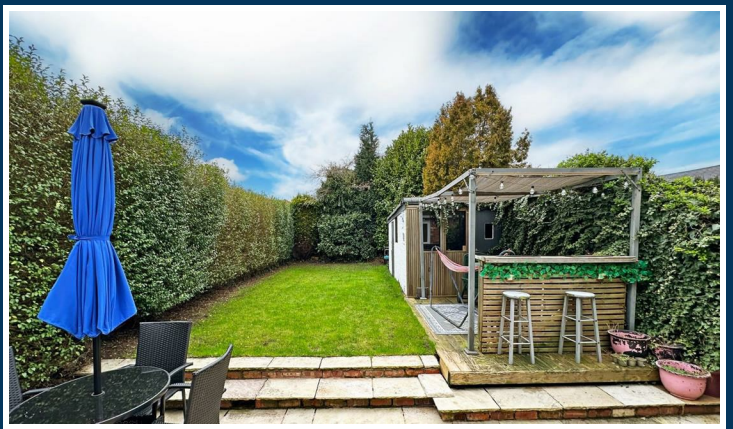
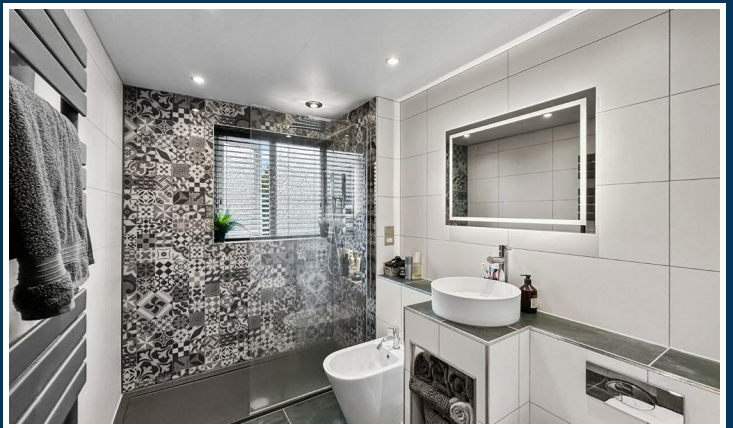
Trafford Band D

TENURE

We are informed the property is held on a Freehold basis and free from chief rent. This should be verified by your Solicitor.

NOTE

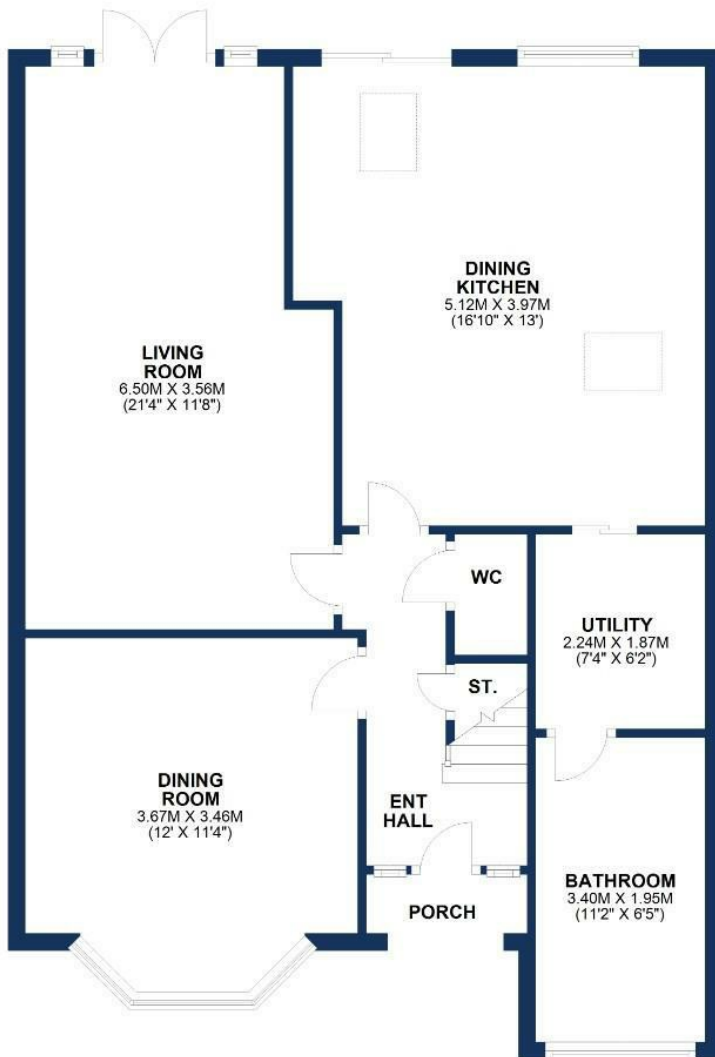
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 81.4 SQ. METRES (876.2 SQ. FEET)



FIRST FLOOR

APPROX. 43.4 SQ. METRES (467.1 SQ. FEET)



TOTAL AREA: APPROX. 124.8 SQ. METRES (1343.3 SQ. FEET)

Floorplan for illustrative purposes only



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