IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

127 GREENWAY ROAD | TIMPERLEY

OFFERS OVER £435,000

NO ONWARD CHAIN A traditional semi-detached family home occupying an enviable plot with ample room to extend subject to the relevant permissions being obtained. The existing accommodation briefly comprises, enclosed porch, entrance hall, bay fronted sitting room plus further living room to the rear, dining room and fitted breakfast kitchen with door to the rear gardens. To the first floor there are 3 bedrooms and a bathroom with separate WC. Externally, double gates lead on to the driveway providing off road parking and access to the garage and there is gated access to the side. To the side and rear there are extensive gardens incorporating patio seating areas and lawns all enjoying a high degree of privacy and need to be seen to be appreciated.

POSTCODE: WA15 6BL

DESCRIPTION

This semi-detached family home is ideally positioned at the head of this quiet cul-e-sac and with extensive gardens offering any prospective purchaser a superb opportunity to remodel it and extend to individual taste subject to any relevant permissions being obtained.

The existing accommodation is approached via an enclosed porch which leads on to a welcoming entrance hall with understairs storage cupboards, one of which houses the recently installed Glow Worm central heating boiler. Off the hallway there is access to the bay fronted sitting room at the front whilst to the rear there is a large separate living room overlooking the rear gardens. The ground floor accommodation is completed by the dining room which in turn leads on to a fitted breakfast kitchen with a door providing access to the rear garden.

To the first floor there are 3 bedrooms, 2 of which have fitted wardrobes and all are serviced by the family bathroom/WC.

Externally there is off-road parking on the driveway via double gates and the drive provides access to the detached garage. To the side and rear the gardens incorporate patio seating areas with lawned gardens beyond all enjoying a high degree of privacy.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink Station close by providing services into Manchester.

A superb property with much potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Glass panelled double glazed front door.

ENTRANCE HALL
Leaded stained panelled glass front door. Radiator. Stairs to first floor. Picture rail. 2 x understairs storage cupboards, one of which houses the Glow-Worm gas central heating boiler.

SITTING ROOM
13'9" x 10'9" (4.19m x 3.28m)
PVCu double glazed window to the front. Picture rail. Radiator. Telephone point. Television aerial point.

LIVING ROOM
19'3" x 9'9" (5.87m x 2.97m)
PVCu double glazed window to the rear overlooking the gardens. Picture rail. Radiator.

DINING ROOM
8'6" x 6'5" (2.59m x 1.96m)
PVCu double glazed window to the side. Radiator. Opening to:-

KITCHEN
15'1" x 9'2" (4.60m x 2.79m)
Fitted with a comprehensive range of wood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer plus breakfast bar. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine. PVCu double glazed windows to the side and rear. Stable style door provides access to the rear gardens. Laminate flooring. Radiator. Tiled splashback.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Picture rail.

BEDROOM ONE
13'9" x 10'9" (4.19m x 3.28m)
PVCu double glazed bay window to the front. Fitted wardrobe. Radiator.

BEDROOM TWO
11'9" x 9'10" (3.58m x 3.00m)
PVCu double glazed window to the rear. Fitted wardrobe. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM THREE
7'2" x 5'4" (2.18m x 1.63m)
PVCu double glazed window to the front. Radiator.

BATHROOM
6'5" x 5'8" (1.96m x 1.73m)
With a suite comprising tiled shower enclosure and vanity wash hand basin. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

SEPARATE WC
With WC and opaque PVCu double glazed window to the side.

OUTSIDE

GARAGE
Up and over door to the front. Door to the side. Light and power.

Double gates to the front lead to the driveway providing off-road parking and access to the garage. The driveway is flanked by gardens with well stocked flower beds and there is gated access to the side. To the side and rear the gardens are a particular feature, incorporating patio seating areas plus lawned gardens and well stocked flower beds creating a superb space and enjoying a high degree of privacy.

SERVICES
All mains services are connected.

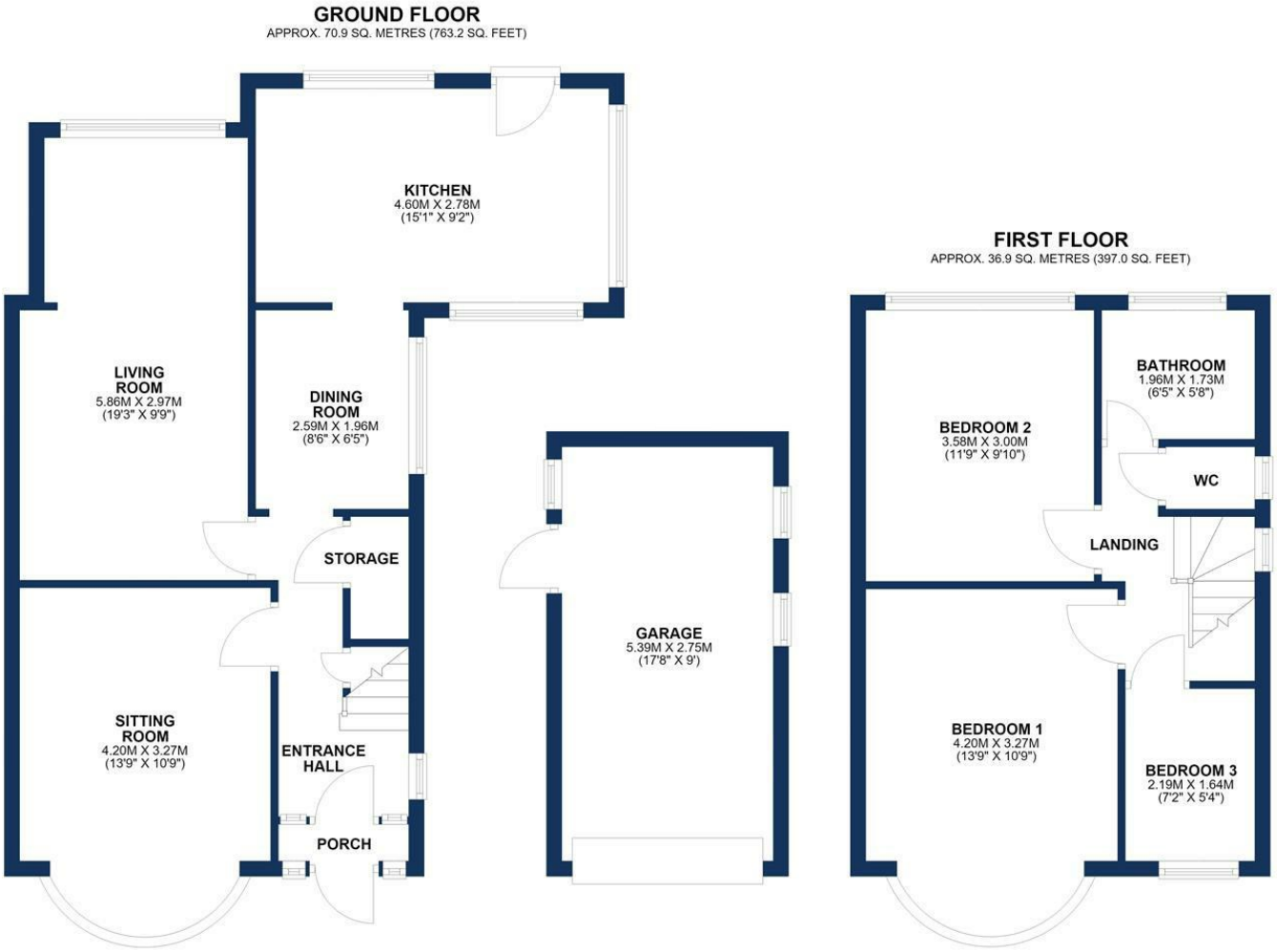
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Borough Council Band 'C'

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

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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.



TOTAL AREA: APPROX. 107.8 SQ. METRES (1160.2 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