IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

15 ESKDALE COURT ESKDALE DRIVE | TIMPERLEY

OFFERS OVER £200,000

NO ONWARD CHAIN This superbly proportioned and well presented first floor apartment in an ideal location in the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, large living room leading onto a fitted breakfast kitchen, two excellent bedrooms and bathroom/WC. Residents parking plus garage and delightful communal gardens to the front, side and rear. Viewing is highly recommended.

POSTCODE: WA15 7XU

DESCRIPTION

Situated within a quiet cul de sac in a highly convenient location approximately a 1/4 mile away from the shopping centre of Timperley village and the surrounding network of motorways. The property is also well placed being within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a secure communal entrance hall with stairs to all floors. This apartment is situated on the first floor and the private entrance hall provides fitted storage cupboard and access to all rooms. There is an open plan sitting/dining room overlooking the communal gardens at the rear and the kitchen is fitted with a modern range of white wall and base units. There are two excellent bedrooms and the accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

Underfloor heating and double glazing throughout.

Residents parking plus single garage.

A superbly proportioned apartment in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

Hardwood front door. Secure entry system. Stairs to:

FIRST FLOOR

PRIVATE ENTRANCE HALL

With hardwood front door. Cloaks cupboard. Phone entry system. Dado rail. Ceiling cornice.

SITTING/DINING ROOM

15'0" x 12'0" (4.57m x 3.66m)

Ample space for living and dining suites. PVCu double glazed bay window to the rear overlooking the garden. Television aerial point. Telephone point. Ceiling cornice. Door to:

KITCHEN

9'4" x 8'4" (2.84m x 2.54m)

Fitted with a range of white wall and base units with contrasting black handles plus work surface incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge freezer and plumbing for washing machine. PVCu double glazed window to the rear. Ceiling cornice. Tiled splashback.

BEDROOM 1

12'0" x 10'4" (3.66m x 3.15m)

PVCu double glazed window to the front.

BEDROOM 2

10'3" x 7'6" (3.12m x 2.29m)

PVCu double glazed window to the front.

BATHROOM
7'6" x 5'5" (2.29m x 1.65m)
Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Tiled floor. Half tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Airing cupboard housing hot water cylinder.

OUTSIDE
With residents and visitors parking. Access to garage. Communal gardens to the front, side and rear.

SERVICES
Electric, water and drainage are connected.

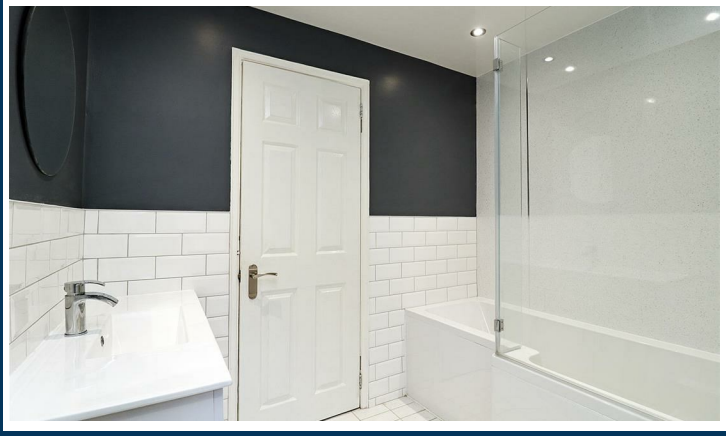
POSSESSION
Vacant possession upon completion.

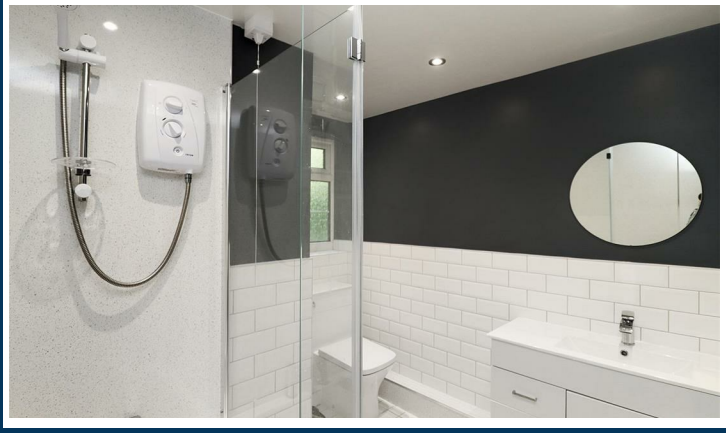
COUNCIL TAX
Trafford Band "B"

TENURE
We are informed the property is held on a Leasehold basis for the residue of a 163 year term commencing 20/06/2012. This should be verified by your Solicitor.

SERVICE CHARGE
The service charge is currently £1654pa and includes buildings insurance and ground rent, gardening services, window cleaning plus heating, lighting and regular re-decoration and upkeep of the communal areas.

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





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FIRST FLOOR

APPROX. 56.8 SQ. METRES (611.1 SQ. FEET)

TOTAL AREA: APPROX. 56.8 SQ. METRES (611.1 SQ. FEET)

Floorplan for illustrative purposes only

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