IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

17 GRANGE ROAD | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN A superbly presented and proportioned semi detached family home occupying an excellent plot within a sought after location. The accommodation briefly comprises canopy porch, welcoming entrance hall, fitted kitchen to the front opening on to a separate dining area. The dining area in turn opens to the sitting room with access onto the rear garden. There are three excellent bedrooms and bathroom with separate WC to the first floor. Off road parking to front within the driveway which leads to the integral garage. The gardens to the rear enjoy a high degree of privacy and incorporate a seating area with lawned gardens beyond plus summerhouse. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6DN

DESCRIPTION

A superbly presented and proportioned semi detached family home in a convenient location within easy reach of Timperley village centre, within walking distance of the Metrolink and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via the welcoming entrance hall which leads onto the dining kitchen at the front and a superb rear sitting room. The kitchen is fitted with a range of lightwood units and has ample room for a dining suite. Towards the rear of the property is a full sitting room with door leading onto the delightful rear gardens. To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

To the front of the property the driveway provides off road parking and access to the integral garage. To the rear is a seating area with delightful lawned gardens beyond with well stocked flowerbeds all with a high degree of privacy and benefitting from a Westerly aspect to enjoy the afternoon and evening sun.

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

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

PVCu double glazed front door. Natural wood flooring. Radiator. Understairs storage cupboard. Access to integral garage. Radiator.

DINING KITCHEN

16'6" x 8'0" (5.03m x 2.44m)

Fitted with a range of lightwood wall and base units with work surfaces incorporating a 1½ bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor over. Integrated fridge. PVCu double glazed window to the front. Tiled splashback. Radiator. Cornice. Ample space for dining suite. Telephone point. Opening to;

SITTING ROOM

20'1" x 9'11" (6.12m x 3.02m)

With a focal point of an electric fireplace. PVCu double glazed picture window and door to the rear. TV aerial point. Two radiators. Also accessed via the entrance hall.

FIRST FLOOR

BEDROOM ONE

16'6" x 9'8" (5.03m x 2.95m)

PVCu double glazed window to the front. Fitted wardrobes and dressing table. Radiator. Television aerial point. Telephone point.

BEDROOM TWO
11'0" x 10'0" (3.35m x 3.05m)
PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Telephone point.

BEDROOM THREE
10'0" x 8'5" (3.05m x 2.57m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
10'1" x 7'2" (3.07m x 2.18m)
With a suite comprising panelled bath with mixer shower, tiled shower enclosure and vanity wash basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front, Laminate wood flooring. ½ tiled walls. Recessed low voltage lighting Cornice. Extractor fan. Heated towel rail.

SEPARATE WC
With WC and opaque PVCu double glazed window to the side. Laminate wood flooring. Radiator.

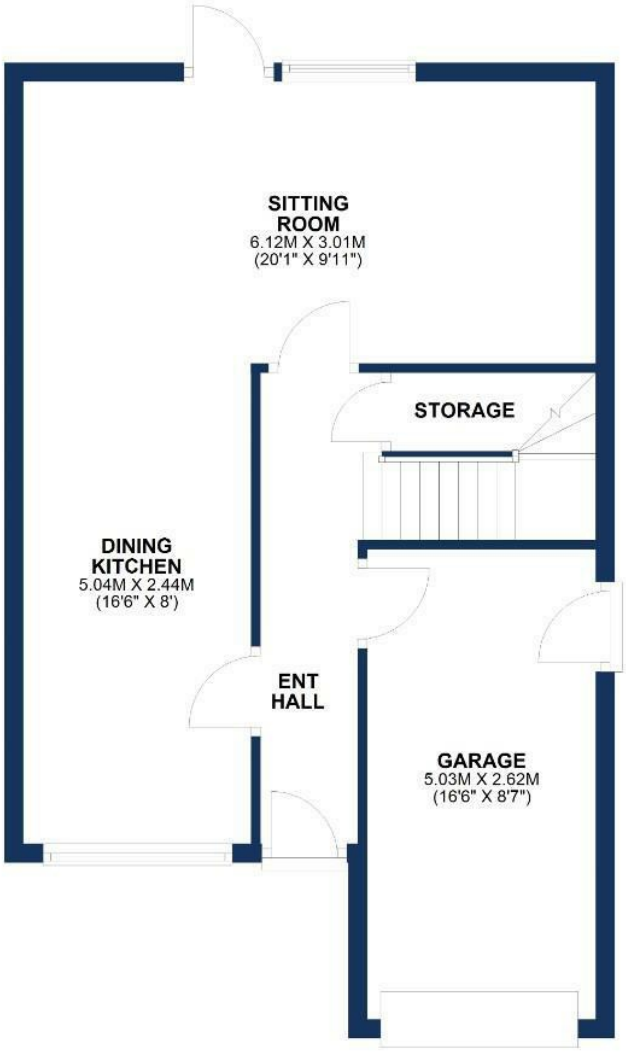
OUTSIDE

INTEGRAL GARAGE
16'6" x 8'7" (5.03m x 2.62m)
With door from the entrance hall and up-and-over door to the front. PVCu double glazed door to the side. Light, power and water feed. Plumbing for washing machine. Wall mounted combination gas central heating boiler (installed within the last 12 months).

To the front of the property the driveway provides off road parking and access to the garage. To the rear the gardens incorporate a seating area leading to delightful lawned gardens with well stocked flower beds, The rear gardens have a high degree of privacy and benefit from a Westerly aspect to enjoy the afternoon and evening sun.

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. 54.7 SQ. METRES (589.0 SQ. FEET)



FIRST FLOOR
APPROX. 49.9 SQ. METRES (536.7 SQ. FEET)

TOTAL AREA: APPROX. 104.6 SQ. METRES (1125.7 SQ. FEET)

Floorplan for illustrative purposes only

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