



## 43 BOLLIN DRIVE | TIMPERLEY

OFFERS OVER £450,000

An immaculate semi detached family home which has been extended and modernised over the years and occupies an enviable position within easy reach of local shops and Timperley Metrolink station on Park Road, The accommodation briefly comprises recessed porch, entrance hall with understairs storage area, bay fronted sitting room, extended open plan living dining kitchen with doors to the side, three bedrooms and family bathroom/WC to the first floor. Attractive resin driveway to the front and side which provides off road parking and access to the detached garage at the rear. The rear gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect and enjoying a high degree of privacy. Viewing is essential to appreciate the standard of the accommodation on offer.

POSTCODE: WA14 5QR

## DESCRIPTION

This superbly presented and extended semi detached family home is ideally located within walking distance of Timperley Metrolink station and with local shops available on Park Road. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation has been re-planned, modernised and extended to create superbly presented living space which needs to be seen to be appreciated. The recessed porch leads onto the welcoming entrance hall which provides access to the bay fronted sitting room. To the rear of the property the accommodation has been re-planned to create an impressive open plan living dining kitchen fitted with a comprehensive range of modern high gloss wall and base units and quality integrated appliances and with doors leading onto the attractive gardens at the rear and also the side driveway.

To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the resin drive provides ample off road parking and there are gates leading to the side where the driveway continues to the detached garage. To the rear the patio seating area leads onto delightful lawned gardens with mature hedge and fence borders all enjoying a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

A superb property in an ideal location and viewing is essential to appreciate the standard of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. Understairs storage cupboard housing combination gas central heating boiler.

#### SITTING ROOM

**21'9" x 10'11" (6.63m x 3.33m)**

A superb main reception room with a focal point of a living flame gas fire with stone surround. PVCu double glazed bay window to the front. Natural wood flooring. Television aerial point. Telephone point. Double glass panelled doors to the open plan living space. Radiator.

#### LIVING DINING KITCHEN COMPRISING:

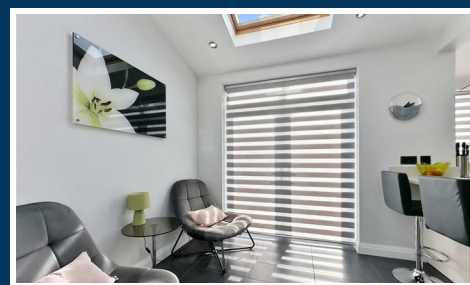
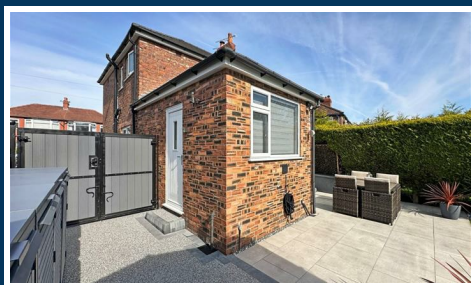
**21'8" x 18'2" (6.60m x 5.54m )**

#### KITCHEN

Fitted with a comprehensive range of high gloss wall and bass units with work surface over incorporating a 1 1/2 bowl sink unit and also providing a breakfast bar. Integrated Siemens oven/grill and additional combination oven/microwave, plus four ring induction hob. Stainless extractor hood. Integrated AEG washing machine. Space for dryer. Integrated dishwasher plus fridge and freezer. Recessed low voltage lighting. PVCu double glazed window to the rear and Velux window to the side. Composite door to the side. Television aerial point. Tiled floor.

#### DINING AREA

With PVCu double glazed window to the side. Tiled floor. Radiator. Space for dining suite.



## LIVING AREA

With space for living suite. Velux window to the rear. PVCu double glazed doors provide access to the attractive rear gardens. Tiled floor. Recessed low voltage lighting. Velux window to the rear.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

### BEDROOM 1

13'5" x 11'1" (4.09m x 3.38m)

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

### BEDROOM 2

10'11" x 7'10" (3.33m x 2.39m)

PVCu double glazed window to the rear. Laminate flooring. Radiator.

### BEDROOM 3

7'9" x 7'9" (2.36m x 2.36m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

7'7" x 7'6" (2.31m x 2.29m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mixer shower, separate walk in tiled shower enclosure, wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Radiator.

## OUTSIDE

### GARAGE

Up and over door to the front. PVCu double glazed door and window to the side. Light and power.

To the front of the property the resin driveway provides ample off road parking and there is gated access to the rear where the driveway continues providing access to the garage.

Immediately to the rear is a patio seating area with delightful lawned gardens beyond with mature hedge and fence borders. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

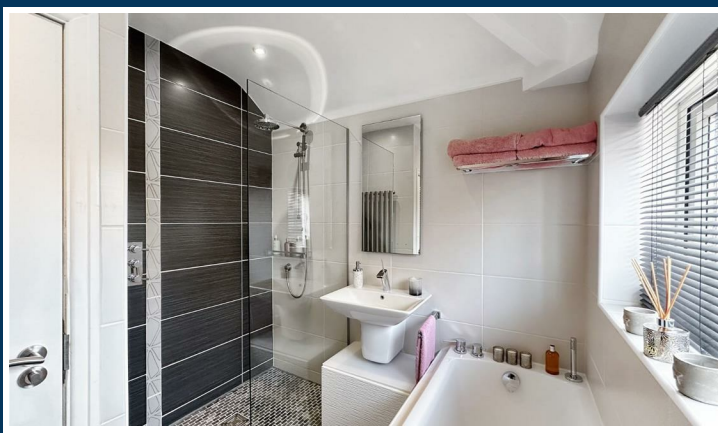
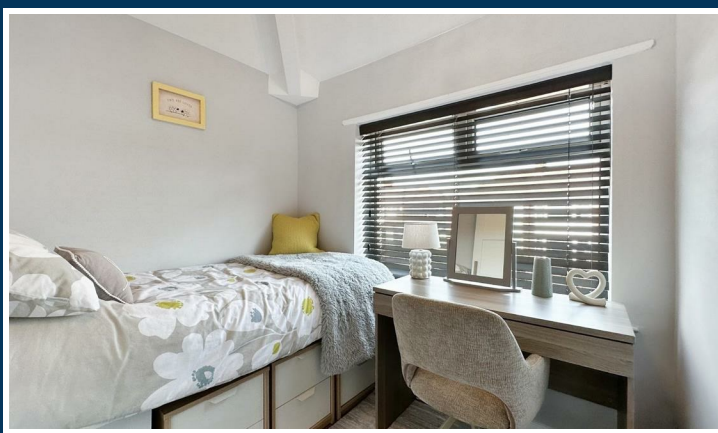
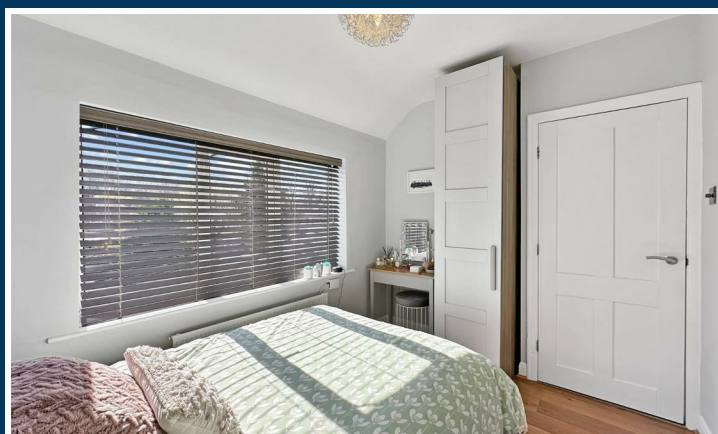
Trafford Band "C"

### TENURE:

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

### NOTE

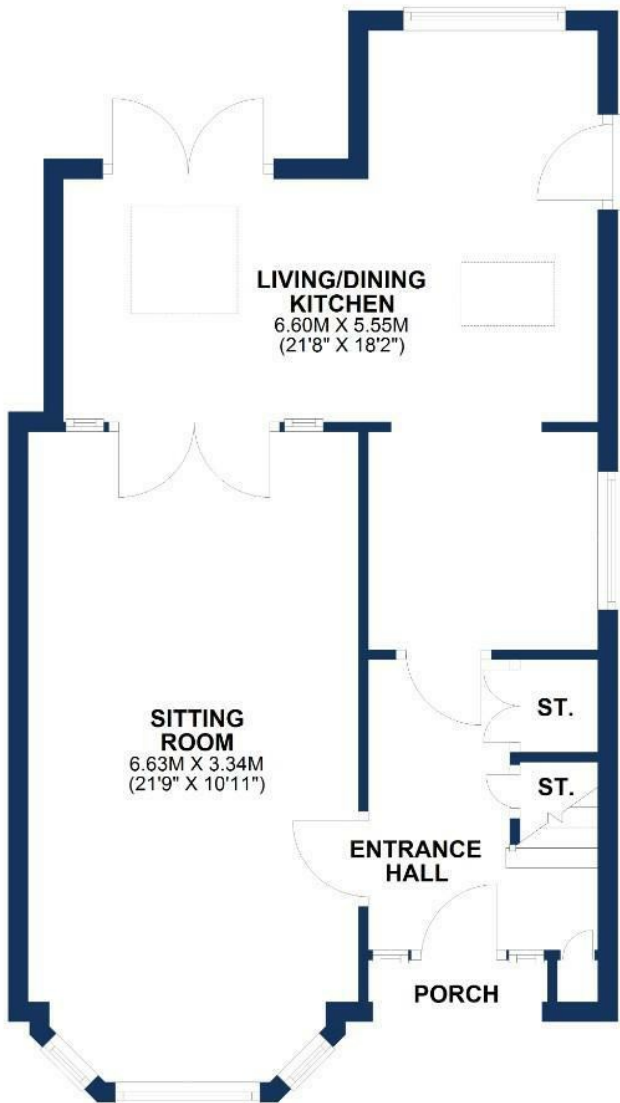
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 52.4 SQ. METRES (563.6 SQ. FEET)



## FIRST FLOOR

APPROX. 35.1 SQ. METRES (377.8 SQ. FEET)



TOTAL AREA: APPROX. 87.5 SQ. METRES (941.4 SQ. FEET)

Floorplan for illustrative purposes only



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