

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



32 CLAY LANE | TIMPERLEY

OFFERS OVER £435,000

NO ONWARD CHAIN A superbly proportioned semi detached family home offering any prospective purchaser an exciting opportunity to remodel to individual taste and extend subject to the relevant permissions being obtained. The existing accommodation briefly comprises entrance hall, full width front sitting room, separate dining room towards the rear leading onto the fitted breakfast kitchen with conservatory off. To the first floor there are two double bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway with adjacent lawned gardens and access to the garage with gated access to the rear. To the rear is a flagged patio seating area with adjacent lawned gardens beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7AB

DESCRIPTION

This attractive semi detached family home is ideally located on the edge of adjacent countryside yet within easy reach of Timperley village centre and Hale village centre. The position is also ideal for the surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

The property is approached via an entrance hall to the side which provides access onto the bay fronted sitting room. The sitting room has a focal point of a living flame gas fire and there is a separate dining room towards the rear with a focal point of exposed brick fireplace with timber surround and tiled hearth. Off the dining room is the fitted breakfast kitchen well proportioned and fitted with a comprehensive range of units and space for all appliances. The ground floor accommodation is completed by the conservatory with door to the garden.

To the first floor there are two excellent double bedrooms both with fitted wardrobe serviced by the family shower room/WC.

Externally the driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds and mature hedge and fence borders. The driveway also provides access to the detached garage and there is gated access towards the rear. To the rear is a flagged patio seating area with delightful lawned gardens beyond. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

A fine home in an ideal location where viewing is essential to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Radiator. Dado rail.

SITTING ROOM

16'1" x 11'4" (4.90m x 3.45m)

With PVCu double glazed bay window to the front and PVCu double glazed half bay to the side. Focal point of a living flame gas fire with tiled insert and hearth. Picture rail. Ceiling cornice. Radiator. Television aerial point.

DINING ROOM

14'8" x 11'0" (4.47m x 3.35m)

With a focal point of a gas fire with exposed brick recess plus tiled hearth and timber surround. Picture rail. Radiator. PVCu double glazed windows to the side and rear. Access to understairs storage cupboard.

BREAKFAST KITCHEN

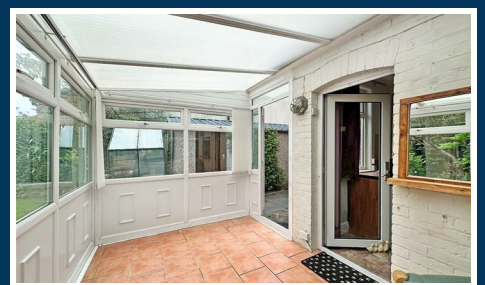
13'4" x 8'11" (4.06m x 2.72m)

Fitted with a comprehensive range of natural wood fronted wall and base units. Space for all appliances. Two PVCu double glazed windows to the side. Telephone point. Tiled splashback.

CONSERVATORY

12'3" x 8'1" (3.73m x 2.46m)

Tiled floor. Power. PVCu double glazed door to the rear courtyard and garden.



FIRST FLOOR: LANDING

Loft access hatch. Radiator. Dado rail.

BEDROOM 1

14'8" x 11'4" (4.47m x 3.45m)

PVCu double glazed bay window to the front. Radiator. Telephone point. Fitted wardrobe. Picture rail.

BEDROOM 2

11'3" x 11'0" (3.43m x 3.35m)

PVCu double glazed window to the side. Fitted wardrobe. Radiator. Picture rail.

BATHROOM

8'11" x 6'6" (2.72m x 1.98m)

With a white suite with chrome fittings comprising tiled shower cubicle. Wash hand basin and WC. Radiator. Opaque PVCu double glazed window to the side. Airing cupboard housing recently installed Worcester combination gas central heating boiler.

OUTSIDE

GARAGE

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

To the front of the property the driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds and mature hedge borders. The drive also provides access to the garage and there is gated access towards the rear.

To the rear accessed via the conservatory is a patio seating area with delightful lawned gardens beyond with high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

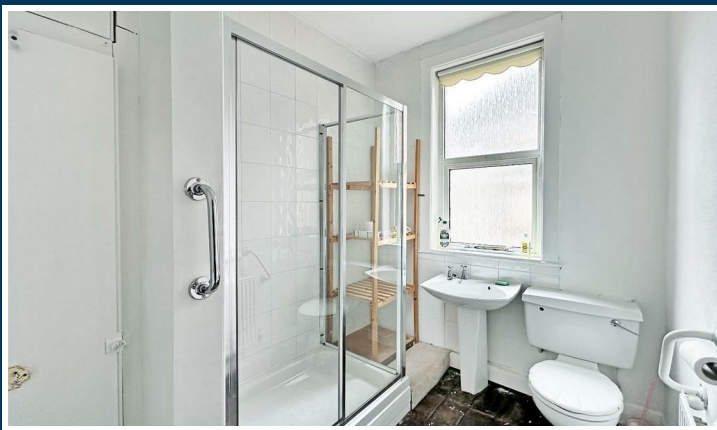
Band "E"

TENURE

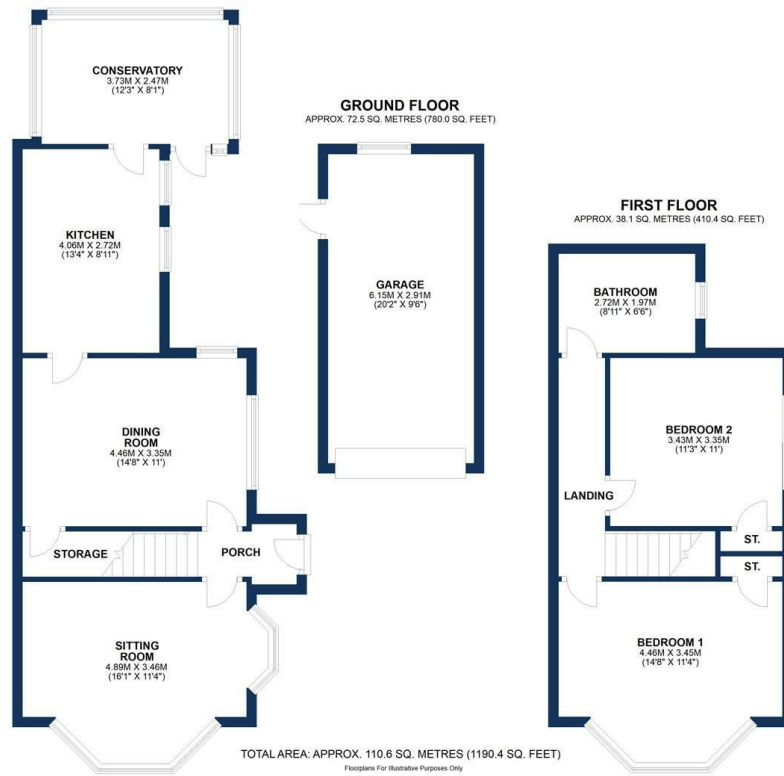
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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