IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

5 CLOVER ROAD | TIMPERLEY

OFFERS IN THE REGION OF £600,000

An extended semi detached family home ideally positioned on the doorstep of Cloverlea Primary School, local shops on Shaftesbury Avenue and with Wellington School close by. The property is also ideally located being within the catchment area of the prestigious Trafford grammar schools. The accommodation briefly comprises enclosed porch area, entrance hall, cloakroom/WC, large sitting room over 23ft in length with double doors to the rear gardens, fitted dining kitchen also with doors to the gardens, home office/studio, principal bedroom with en-suite shower room/WC, three further double bedrooms and family bathroom/WC. Ample off road parking to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7NL

DESCRIPTION

Positioned in a sought after residential location on Clover Road, this beautifully maintained and extended 1940s 4 bedroom semi detached family home offers immaculate modern living close to the village centre. The property is ideally located with Cloverlea Primary School on the doorstep and with Wellington School close by, and crucially sits within the catchment area of Trafford's renowned grammar schools. There are also local shops available on Shaftesbury Avenue.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall. This provides access to a large sitting room over 23 feet in length and a fitted kitchen with a range of integrated appliances - both rooms feature double doors to the rear gardens. The garage has been converted to create a highy versatile study/studio with separate side access, ideal for a study/home studio or use as an annex bedroom. A cloakroom/WC completes the ground floor.

To the first floor, the principal bedroom features fitted wardrobes and an en-suite shower room/WC. Three further double bedrooms (two with fitted wardrobes) are serviced by a contemporary family bathroom/WC.

Externally, a block paved driveway provides ample off road parking with gated side access. To the rear, the large gardens incorporate a patio seating area, a substantial lawn with well stocked borders, a glazed octagonal summer house and grey steel storage shed.

Reflecting the property's premium specification, a high-spec 5 camera CCTV and fully managed alarm system will be included for offers meeting the asking price. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door. Radiator. Fitted cloaks cupboard.

ENTRANCE HALL
With stairs to first floor. Natural wood flooring. Radiator. Under stairs storage cupboard.

SITTING ROOM
23'4" x 11'2" (7.11m x 3.40m)
With a focal point of a raised living flame gas fire with marble effect insert and hearth. PVCu double glazed bay window to the front. PVCu double glazed double doors provide access to the rear garden. Two radiators. Television aerial point. Telephone point.

DINING KITCHEN
16'7" x 14'4" (5.05m x 4.37m)
Fitted with a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated dishwasher, fridge and freezer. Tiled splashback. Lead effect PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled floor to the kitchen area and natural wood flooring to the dining area. Ample space for dining suite. Radiator. Television aerial point. Recessed low voltage lighting. PVCu double glazed doors provide access to the rear garden.

OFFICE
16'9" x 9'0" (5.11m x 2.74m)
With lead effect PVCu double glazed window to the front. Door to the side. Natural wood flooring. Cupboard housing Ideal combination gas central heating boiler installed in August 2025. Wash hand basin.

FIRST FLOOR

BEDROOM 1
17'1" x 8'1" (5.21m x 2.46m)
With lead effect PVCu double glazed window to the front. Radiator. Fitted wardrobes. Television aerial point. Recessed low voltage lighting.

EN-SUITE
8'1" x 3'8" (2.46m x 1.12m)
Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque lead effect PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

BEDROOM 2
11'1" x 10'5" (3.38m x 3.18m)
With lead effect PVCu double glazed window to the front. Mirror fronted wardrobes. Radiator. Recessed low voltage lighting.

BEDROOM 3
10'9" x 9'9" (3.28m x 2.97m)
Lead effect PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 4
8'9" x 7'11" (2.67m x 2.41m)
Lead effect PVCu double glazed window to the rear. Radiator.

BATHROOM
7'3" x 7'2" (2.21m x 2.18m)
Fitted with a modern white suite with chrome fittings comprising bathroom with mains shower over, vanity wash basin and WC. Tiled walls and floor. Recessed low voltage lighting. Heated towel rail. Extractor fan. Opaque lead effect PVCu double glazed window to the front.

OUTSIDE
To the front of the property the block paved rive provides ample off road parking and there is gated access to the side.

To the rear the gardens incorporate a patio seating area accessed via the sitting room and the dining kitchen with delightful lawned gardens beyond with well stocked flower beds. There is the added benefit of a summer house.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

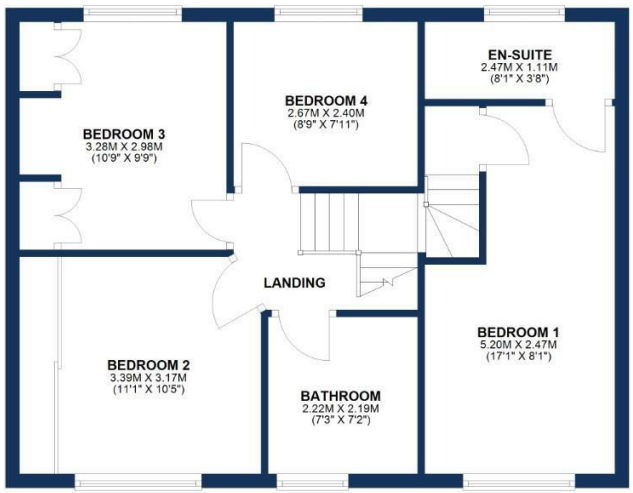
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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

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. 67.2 SQ. METRES (723.2 SQ. FEET)

FIRST FLOOR
APPROX. 55.7 SQ. METRES (599.5 SQ. FEET)



TOTAL AREA: APPROX. 122.9 SQ. METRES (1322.7 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