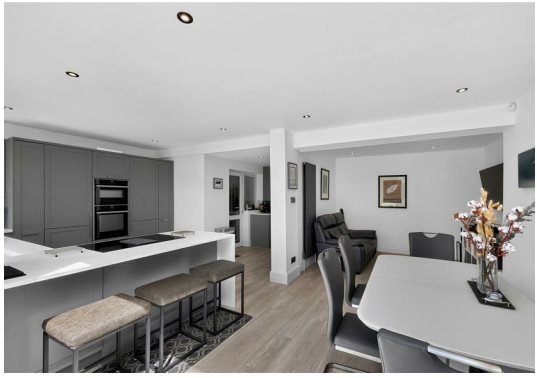
IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



66 VALE ROAD | TIMPERLEY

£500,000

An immaculate extended family home in a popular residential location within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises canopy porch, entrance hallway, bay fronted sitting room, impressive open plan living dining kitchen with bi folding doors opening onto the attractive south facing rear gardens, utility area and cloakroom/WC, three bedrooms and modern bathroom/WC to the first floor. Ample off road parking in the driveway and access to an attached store at the front. Whilst at the rear the gardens incorporate patio seating areas with delightful lawned gardens between all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7TG

DESCRIPTION

A traditional semi detached family home in a sought after residential location which has been extended and modernised throughout to create a superb open plan living space that needs to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall which leads onto the bay fronted sitting room and also provides access to the cloakroom/WC. To the rear is an impressive open plan living dining kitchen with a range of quality integrated appliances and with bi folding doors leading onto the south facing rear gardens. To the first floor there are three bedrooms and the accommodation is completed by the contemporary bathroom/WC.

To the front of the property the drive provides off road parking with large gravel courtyard garden and doors lead to the external storage area.

Immediately to the rear is a patio seating area with delightful lawned gardens beyond plus further patio seating area all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being in the catchment area of highly regarded primary and secondary schools including Wellington School and also within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

A superb family home where viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL
Composite front door. Spindle balustrade staircase to first floor. Laminate flooring. Radiator. Dado rail.

SITTING ROOM
15'11" x 11'3" (4.85m x 3.43m)
PVCu double glazed window to the front. Living flame gas fire. Radiator. Television aerial point. Ceiling cornice.

OPEN PLAN LIVING DINING KITCHEN COMPRISING
21'7" x 21'0" (6.58m x 6.40m)

KITCHEN
Fitted with a comprehensive range of modern wall and base units with work surface over incorporating a Blanco sink unit and Breakfast bar. Integrated Neff double oven/grill plus four ring induction hob with griddle. Siemens dishwasher. Two PVCu double glazed windows overlooking the rear garden. Laminate flooring. Recessed low voltage lighting. Radiator. Opening to :

LIVING/DINING AREA
Ample space for living and dining suites. Laminate flooring. PVCu double glazed bi folding doors to the south facing rear gardens. Recessed low voltage lighting. Television aerial point.

UTILITY AREA
6'9" x 4'5" (2.06m x 1.35m)
A lean-to with opaque PVCu double glazed door from the kitchen. Plumbing for washing machine. Space for dryer.

CLOAKROOM
With WC and wash hand basin. Extractor fan. Half tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
12'0" x 10'7" (3.66m x 3.23m)
PVCu double glazed window to the rear. Fitted wardrobes and bedside cabinets. Recessed low voltage lighting.

BEDROOM 2
12'7" x 10'7" (3.84m x 3.23m)
PVCu double glazed bay window to the front. Fitted wardrobes and drawers.

BEDROOM 3
8'3" x 6'9" (2.51m x 2.06m)
PVCu double glazed window to the front. Laminate flooring. Radiator.

BATHROOM
9'1" x 5'11" (2.77m x 1.80m)
Fitted with a white suite comprising bath with mains shower, vanity wash basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the side. Tiled walls.

OUTSIDE
To the front of the property the drive provides off road parking and there is an adjacent gravel courtyard and door leading to the adjacent storage area. The store has double doors to the front and PVCu double glazed door to the rear and benefits from light, power and water feed.

Immediately to the rear and accessed via the open plan living space the gardens incorporate two patio seating areas with lawned gardens between all with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. There is the added benefit of a water feed and power point.

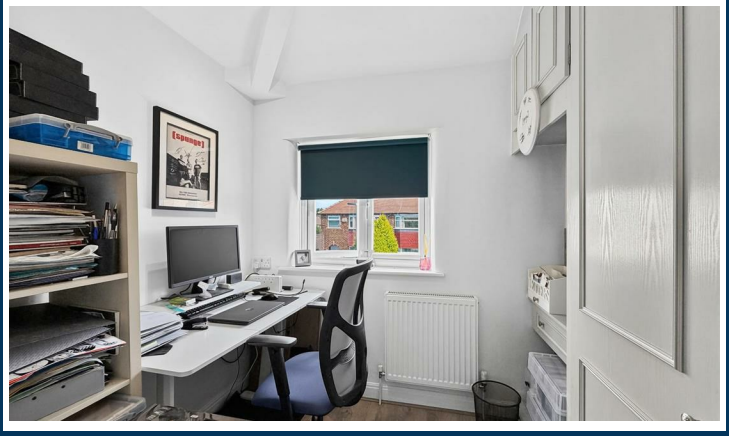
SERVICES
All main services are connected.

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.



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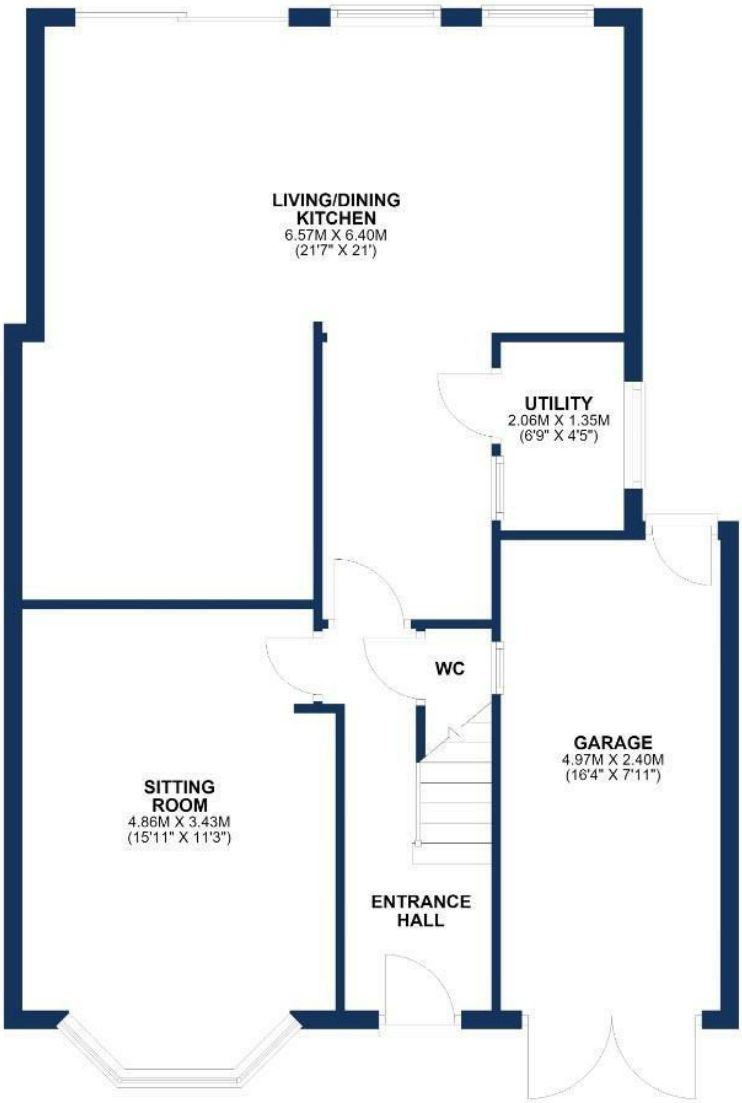
GROUND FLOOR

APPROX. 75.8 SQ. METRES (816.4 SQ. FEET)



FIRST FLOOR

APPROX. 37.9 SQ. METRES (407.7 SQ. FEET)

TOTAL AREA: APPROX. 113.7 SQ. METRES (1224.1 SQ. FEET)

Floorplan for illustrative purposes only

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