IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

60 THORLEY LANE | TIMPERLEY

OFFERS OVER £500,000

A superb three bedroom property within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall with large storage cupboard, full depth dining kitchen, living room with access onto the rear garden, three excellent bedrooms and bathroom with separate WC. Decked seating area with artificial lawned gardens beyond to the rear and large patio to one side. Off road parking to the front for several cars. Viewing is highly recommended.

POSTCODE: WA15 7AT

DESCRIPTION

A traditional semi detached family home occupying an excellent position within this popular locality. Set well back from the road and with the potential for extending, subject to the relevant permissions being obtained, the property offers superbly presented accommodation which is well proportioned throughout and needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the entrance hall which has a large understairs storage cupboard. To one side and running the full depth of the property there is an impressive dining kitchen with access to the rear gardens. The ground floor accommodation is completed by a living room with a focal point of recessed fireplace with timber mantle and with sliding doors leading onto the rear garden. To the first floor there are three excellent bedrooms and contemporary bathroom with separate WC. Externally there is parking within the driveway for several cars and gated access leads to the rear. To the rear the gardens are incorporate a decked seating area with artificial lawnd gardens beyond. There is an impressive covered seating area also and the added benefit of a large paved seating area to the side.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door and matching side screen.

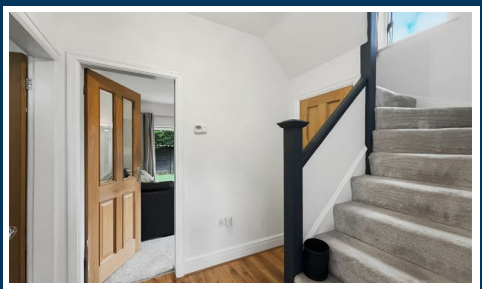
ENTRANCE HALL
With PVCu double glazed front door. Radiator. Stairs to first floor. Large understairs storage cupboard containing combination gas central heating boiler. Natural wood flooring.

DINING KITCHEN
21'11" x 11'7" (6.68m x 3.53m)
An impressive dining kitchen running the full depth of the property and fitted with a comprehensive range of white high gloss wall and base units with wood effect work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Space for fridge/freezer. Integrated Dishwasher. Plumbing for washing machine. Ample space for dining suite. PVCu double glazed window to the front and rear. PVCu double glazed door provides access to the rear garden.

LIVING ROOM
13'2" x 11'3" (4.01m x 3.43m)
With a focal point of a recessed fireplace with timber mantle. PVCu double glazed window to the side. PVCu double glazed sliding door to rear garden. Television aerial point. Telephone point. Radiator.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Loft access hatch with pull down ladder to partially boarded loft space.



BEDROOM 1
12'0" x 11'7" (3.66m x 3.53m)
PVCu double glazed bay window to the front. Radiator. Television aerial point.

BEDROOM 2
11'7" x 9'11" (3.53m x 3.02m)
PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BEDROOM 3
11'3" x 7'9" (3.43m x 2.36m)
PVCu double glazed window overlooking the rear garden. Radiator.

BATHROOM
7'8" x 5'5" (2.34m x 1.65m)
Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over plus vanity wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Recessed low voltage lighting.

WC
With low level WC. Radiator. Opaque PVCu double glazed window to the front. Tiled walls.

OUTSIDE
To the front of the property the driveway provides off road parking for several vehicles. The property is screened by mature hedge borders and there is gated access to the side.

Immediately to the rear is a decked seating area with artificial lawned gardens beyond accessed via the dining kitchen and living room. There is a superb covered seating area to one side.

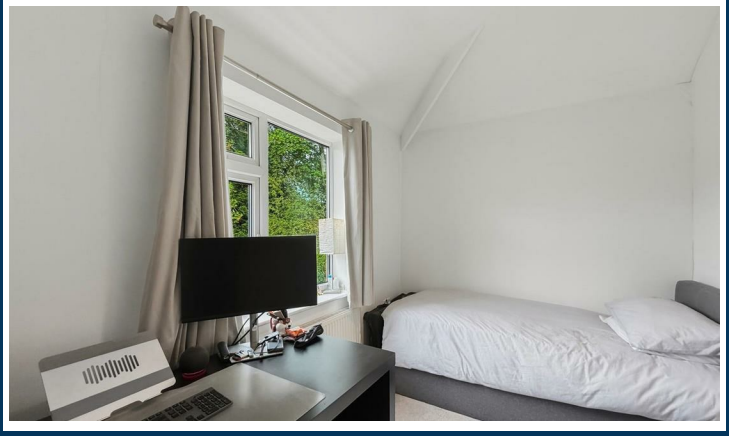
SERVICES
All main services are connected.

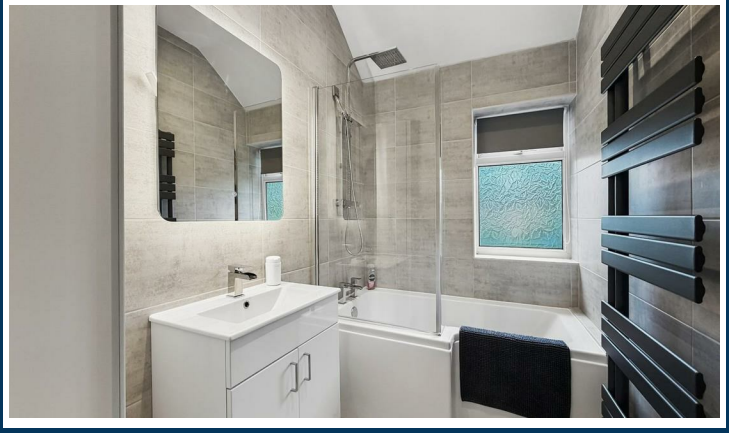
POSSESSION
Vacant possession upon completion.

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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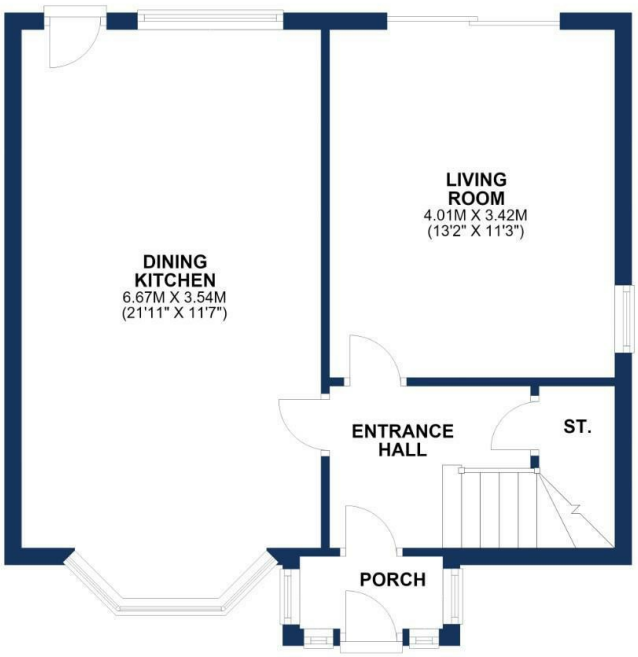
GROUND FLOOR
APPROX. 44.9 SQ. METRES (483.3 SQ. FEET)



FIRST FLOOR
APPROX. 43.3 SQ. METRES (465.8 SQ. FEET)

TOTAL AREA: APPROX. 88.2 SQ. METRES (949.1 SQ. FEET)

Floorplan for illustrative purposes only

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