



## 1 HEMPCROFT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £370,000

A superbly presented and well proportioned extended semi detached family home in this ever popular residential location which needs to be seen to be appreciated. The accommodation briefly comprises large welcoming entrance hall with adjacent cloakroom/WC, impressive full depth sitting/dining room with fitted booth style seating and doors to the attractive rear gardens and also opening onto the adjacent fitted kitchen. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC and the accommodation is completed by a useful loft room currently used as an office. To the front and side of the property the driveway provides ample off road parking for several vehicles whilst to the side and rear there is a decked seating area with gardens beyond laid with artificial grass. Viewing is highly recommended.

POSTCODE: WA15 7JN

## DESCRIPTION

A superbly proportioned and well presented semi detached family home ideally positioned within easy reach of local shops of Briarfield Road and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a large welcoming entrance hall with separate cloaks area and also providing access onto the cloakroom/WC. Off the entrance hall there is access to the impressive full depth sitting/dining room complete with booth style seating and with double doors leading onto the attractive rear gardens. Adjacent to the open plan sitting/dining room is the kitchen fitted with a comprehensive range of white high gloss units and with windows overlooking the side and rear gardens.

To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC fitted with a modern white suite with contrasting black fittings. The accommodation is then completed by a useful loft room which is currently used as an office.

Externally to the front of the property there is gated pedestrian access and there are also double gates leading to the driveway providing off road parking within the hard standing area for several vehicles. To the side and rear there is a large decked seating area with gardens beyond laid with artificial grass and enclosed by fence borders.

A beautifully presented family home and viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

12'7" x 11'6" (3.84m x 3.51m)

With composite front door. Natural wood flooring. Large cloaks area. Under stairs storage area. Stairs to first floor. Radiator.

#### CLOAKROOM

With WC and vanity wash basin. Opaque PVCu double glazed window to the side. Natural wood flooring. Radiator. Tiled splashback. Recessed low voltage lighting. Extractor fan.

#### SITTING/DINING ROOM

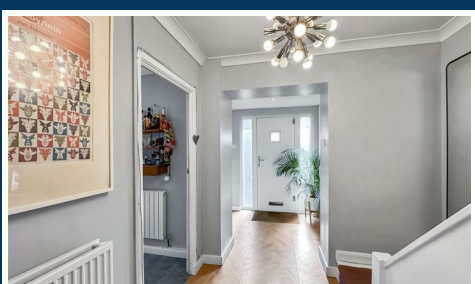
20'02" x 12'6" (6.15m x 3.81m)

An impressive reception room running the full depth of the property and with ample space for living and dining suites and with fitted booth style seating. PVCu double glazed window to the front. PVCu double glazed double doors provide access to the attractive rear gardens. Two radiators. Television aerial point.

#### KITCHEN

12'5" x 9'11" (3.78m x 3.02m)

Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and washing machine. PVCu double glazed windows to the side and rear. Tiled splashback. Cupboard housing combination gas central heating boiler.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the side.

### BEDROOM 1

15'1" x 11'2" (4.60m x 3.40m)

PVCu double glazed window to the front. Radiator.

### BEDROOM 2

15'1" x 8'4" (4.60m x 2.54m)

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

### BEDROOM 3

10'1" x 6'9" (3.07m x 2.06m)

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

### BATHROOM

7'11" x 5'10" (2.41m x 1.78m)

Fitted with a modern white suite with contrasting black fittings comprising panelled bath with mixer shower, wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Heated towel rail. Tiled walls and floor.

### LOFT ROOM

Boarded out and with light and power and currently used as an office. Velux window to the rear. Accessed via staircase from the landing.

### OUTSIDE

To the front and side of the property there is gated pedestrian access and double gates lead onto the driveway providing ample off road parking for several vehicles. To the side and rear there is a large decked seating area with adjacent garden laid with artificial grass all enclosed by fence borders.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

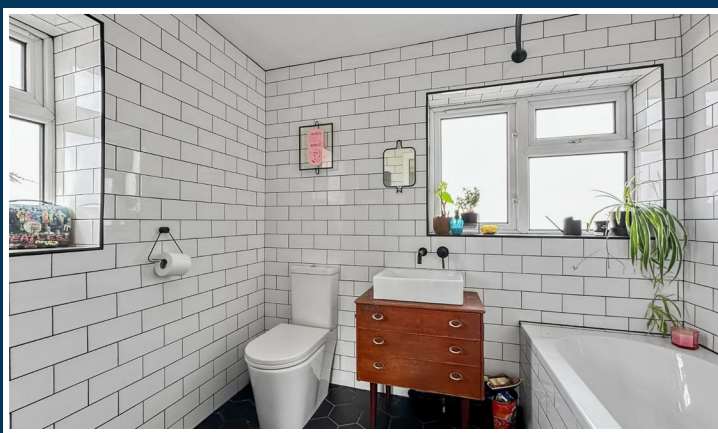
Trafford Band "A"

### TENURE

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

### NOTE

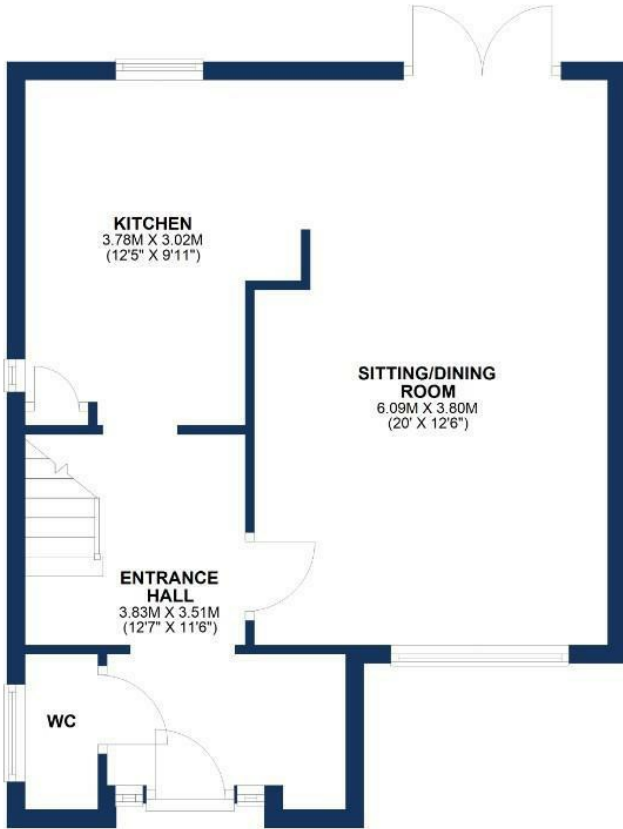
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 45.3 SQ. METRES (487.1 SQ. FEET)



TOTAL AREA: APPROX. 98.4 SQ. METRES (1059.6 SQ. FEET)

Floorplan for illustrative purposes only

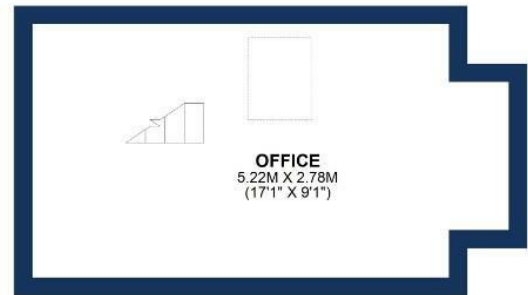
## FIRST FLOOR

APPROX. 39.5 SQ. METRES (424.8 SQ. FEET)



## SECOND FLOOR

APPROX. 13.7 SQ. METRES (147.7 SQ. FEET)



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