



**59 WOODLANDS PARKWAY | TIMPERLEY**

**OFFERS OVER £525,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned and deceptively spacious detached bungalow which has undergone a recent programme of modernisation and needs to be seen to be appreciated.

The accommodation briefly comprises enclosed porch, large welcoming entrance hall, impressive sitting room overlooking the gardens and providing access to the conservatory, newly installed kitchen with a range of integrated appliances, two excellent double bedrooms with fitted wardrobes and serviced by the modern bathroom/WC and there is an additional separate WC. Off road parking within the driveway which provides access to the attached garage. Delightful lawned gardens to the rear enjoying a high degree of privacy. Viewing is highly recommended to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 6ST**

## DESCRIPTION

Woodlands Parkway is one of the most popular locations being developed with a variety of individually designed detached, semi detached houses and bungalows within mature tree lined surrounding all of which combine to create an attractive setting.

The accommodation is approached via a large enclosed porch which leads onto the welcoming entrance hall which provides a feeling of space which is a theme continued throughout the property. Towards the front of the property are two excellent double bedrooms both with fitted wardrobes and serviced by the bathroom/WC which is fitted with a newly installed contemporary white suite with chrome fittings. There is also the added benefit of a second cloakroom/WC. Towards the rear of the property is an impressive sitting room with a focal point of a living flame gas fire and with windows overlooking the gardens and sliding door provides access onto the conservatory. The accommodation is completed by the kitchen which has been newly installed with in frame soft close units with attractive work surfaces and incorporating a range of AEG appliances.

Externally there is access to a rear entrance vestibule via the kitchen which provides access to a separate storage cupboard and from there is a door leading onto a rear covered area which has access to the attached garage and also to the boiler room.

To the front of the property the flagged driveway provides off road parking and benefits from adjacent lawned gardens and with gated access to both sides. To the rear is a stone patio with delightful lawned gardens beyond with mature hedge and fence borders and enjoying a high degree of privacy.

The location is ideal being within easy reach of Navigation Road Metrolink station and with the shopping centre of the market town of Altrincham a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools should that be a requirement.

A superb bungalow that needs to be seen to be appreciated.

## ACCOMMODATION

### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

### ENTRANCE HALL

Tiled floor. Glass panelled hardwood front door. Radiator, Recessed low voltage lighting. PVCu double glazed window to the side.

### SITTING/DINING ROOM

**22'6 x 13'10 (6.86m x 4.22m)**

An impressive reception room with a focal point of a living flame gas fire with marble effect surround and hearth. PVCu double glazed window to the rear. Television aerial point. Telephone point. Two radiators. Sliding PVCu double glazed door to:

### CONSERVATORY

**12'10 x 7'6 (3.91m x 2.29m)**

PVCu double glazed door provides access to the rear gardens.

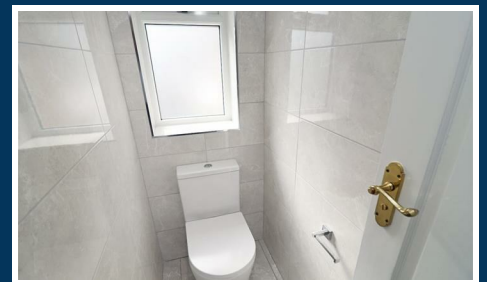
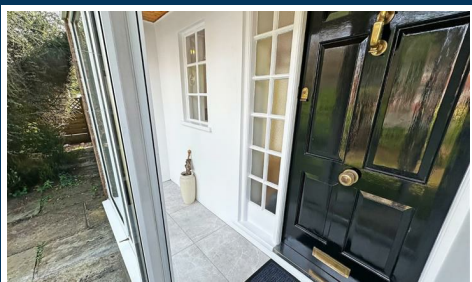
### KITCHEN

**11'4 x 10'10 (3.45m x 3.30m)**

With an attractive newly installed in frame soft close kitchen with a comprehensive range of wall and base units with contrasting work surface over incorporating 1 1/2 bowl sink unit. Integrated appliances by AEG include a double oven, induction hob with extractor hood over, fridge freezer and dishwasher. Integrated bin store. Radiator. Tiled floor. PVCu double glazed window to the side. Glass panelled door to the rear entrance vestibule.

### REAR ENTRANCE VESTIBULE

Access to the storage cupboard and door to the rear.





## BEDROOM 1

16'2 x 11'2 (4.93m x 3.40m)

With fitted wardrobes, bedside cabinets, overhead cupboards and dressing table. Radiator. PVCu double glazed windows to the front and rear. Television aerial point. Ceiling cornice. Recessed low voltage lighting.

## BEDROOM 2

11'10 x 10'10 (3.61m x 3.30m)

With fitted wardrobes and bedside cabinets. PVCu double glazed window to the front. Radiator. Ceiling cornice. Loft access hatch.

## BATHROOM

7'0 x 6'0 (2.13m x 1.83m)

With a modern contemporary white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## SEPARATE WC

With WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

## OUTSIDE

### GARAGE

16'2 x 8'6 (4.93m x 2.59m)

Up and over door to the front plus PVCu double glazed door to the rear. Light and power. Plumbing for washing machine.

To the front of the property the flagged drive provides off road parking and has adjacent lawned garden and gated access to both sides.

To the rear the gardens incorporate a stone patio seating area with delightful lawned gardens beyond with mature hedge and fence borders all enjoying a high degree of privacy.

Towards the side of the house is a covered area which provides access to the garage and also to the boiler room housing the combination gas central heating boiler.

## 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.

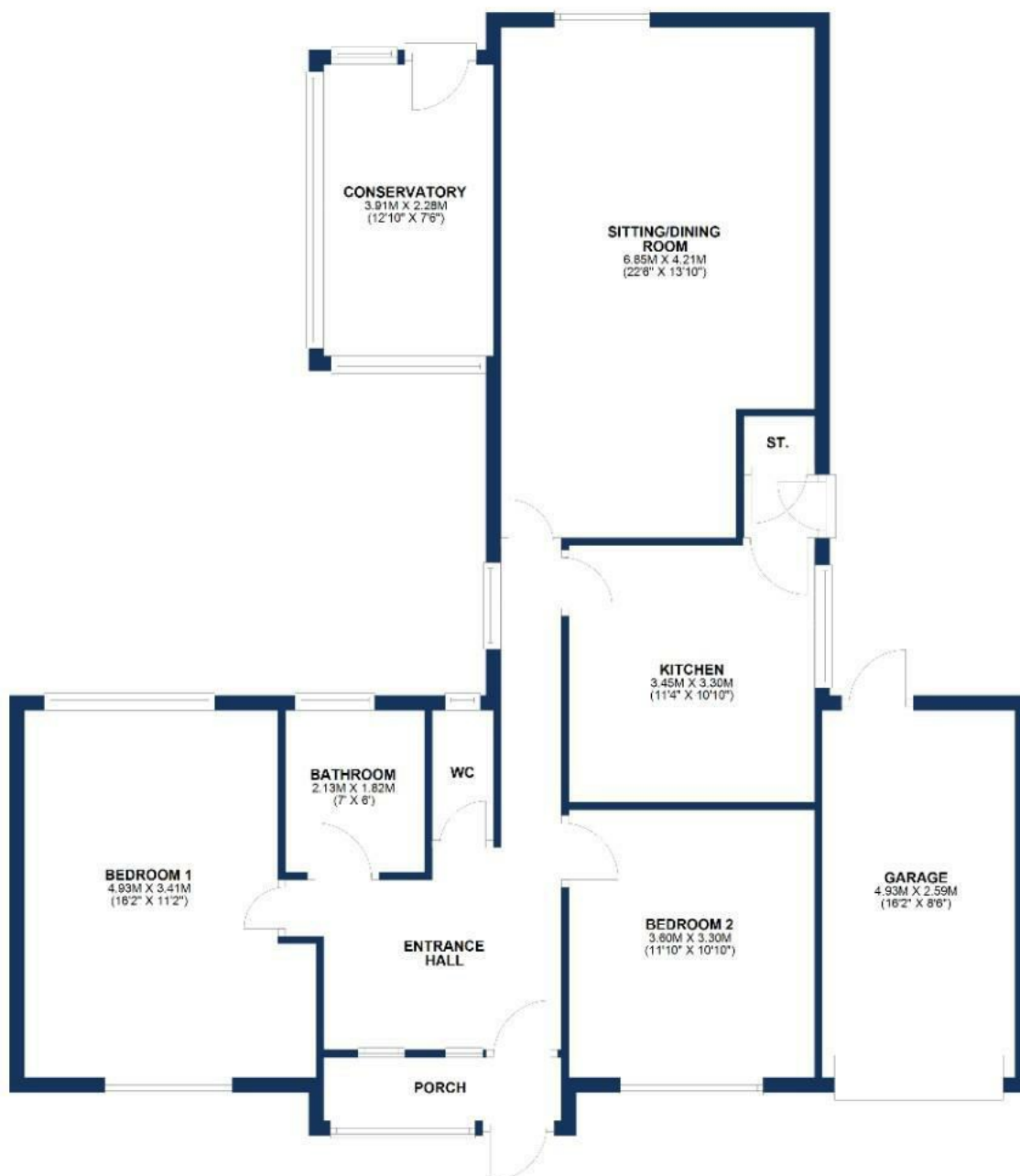
## NOTE

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



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. 115.3 SQ. METRES (1240.8 SQ. FEET)



TOTAL AREA: APPROX. 115.3 SQ. METRES (1240.8 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