IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

26 ALEXANDER DRIVE | TIMPERLEY

OFFERS OVER £525,000

A re-planned and extended traditional semi-detached family home in an ideal location on the doorstep of The Willows Primary School and within close proximity to Wellington School and Timperley Village Centre. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, full depth living/dining room opening on to the fitted breakfast kitchen at the rear with door on to the garden, cloakroom/WC, 3 well proportioned bedrooms and family bathroom/WC. Externally there is off road parking to the front of the property with gated access to the rear and adjacent well stocked flower beds. To the rear the gardens incorporate a flagged patio seating area with extensive superb lawns beyond with mature hedged and fenced borders and well stocked flower beds. The gardens need to be seen to be appreciated. Viewing is highly recommended.

POSTCODE: WA15 6NH

DESCRIPTION

This bay fronted semi-detached family home has been improved and extended over the years by our clients to provide generously proportioned accommodation including open plan living space that needs to be seen to be appreciated.

The superbly presented accommodation is approached via an enclosed porch leading on to the welcoming entrance hall and features a separate sitting room positioned to the front of the property with attractive bay window whilst towards the middle there is a full width living/dining room which in turn opens on to the rear kitchen. The kitchen is fitted with a comprehensive range of units with ample space for table and chairs and has access to the attractive rear gardens. The ground floor accommodation is then completed by the cloakroom/WC. To the first floor there are 3 well proportioned bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway which has adjacent well stocked flower beds and gated access to the rear. The rear gardens are a particular feature of the property and feature a flagged patio seating area with delightful extensive gardens laid mainly to lawn beyond. The rear gardens benefit from mature hedged and fenced borders. The rear gardens also incorporate a large garage with up and over door to the front plus door and window to the side and this could easily be converted to create a home office/gym.

The location is ideal being on the doorstep of The Willows Primary School and Wellington School and also within easy reach of Timperley Village Centre.

Viewing is highly recommended to appreciate the proportions of the accommodation along with the gardens.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door.

ENTRANCE HALL
Glass panelled front door. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard.

SITTING ROOM
12'4" x 11'0" (3.76m x 3.35m)
PVCu double glazed bay window to the front. Radiator. Laminate wood floor. Television aerial. Ceiling cornice.

LIVING/DINING ROOM
16'10" x 11'10" (5.13m x 3.61m)
Running the full width of the property with ample space for living and dining suites and opening on to both the sitting room and the dining kitchen. Laminate wood flooring. Radiator. PVCu double glazed window to the side.

BREAKFAST KITCHEN
14'11" x 10'7" (4.55m x 3.23m)
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless sink with drainer. Integrated Bosch oven/grill plus 4 ring gas hob with stainless steel extractor hood over. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. PVCu double glazed door to the rear garden. PVCu double glazed windows to the side and rear. Radiator. Space for table and chairs.

CLOAKROOM
With WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side. Extractor fan.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
12'5" x 10'3" (3.78m x 3.12m)
With PVCu double glazed window to the front. Radiator. Fitted wardrobes.

BEDROOM 2
12'3" x 10'3" (3.73m x 3.12m)
With PVCu double glazed window to the rear. Radiator. Loft access hatch with pull down ladder to boarded loft space with light and power.

BEDROOM 3
6'11" x 6'5" (2.11m x 1.96m)
With PVCu double glazed window to the front. Radiator.

BATHROOM
8'4" x 6'5" (2.54m x 1.96m)
Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Airing cupboard housing Worcester combination gas central heating boiler. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Tiled floor. Tiled splashback. Loft access.

OUTSIDE

GARAGE
23'2 x 9'1" (7.06m x 2.77m)
With up and over door to the front. Door and window to the side. Light and power. Ripe for conversion to create a superb office/gym.

To the front of the property the block paved drive provides off road parking and benefits from adjacent well stocked flower beds and there is gated access to the rear.

To the rear the gardens are a particular feature incorporating a patio seating area with superb lawns beyond with well stocked flower beds and mature hedged and fenced borders. Access to external water feed.

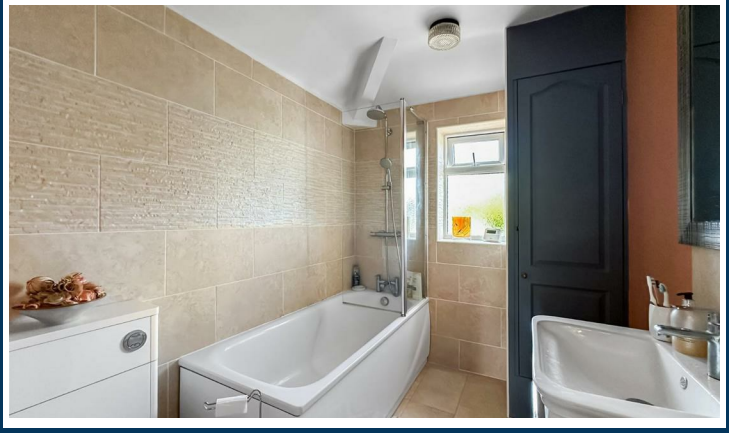
SERVICES:
All main services are connected.

POSSESSION:
Vacant possession upon completion.

COUNCIL TAX:
Trafford Band C

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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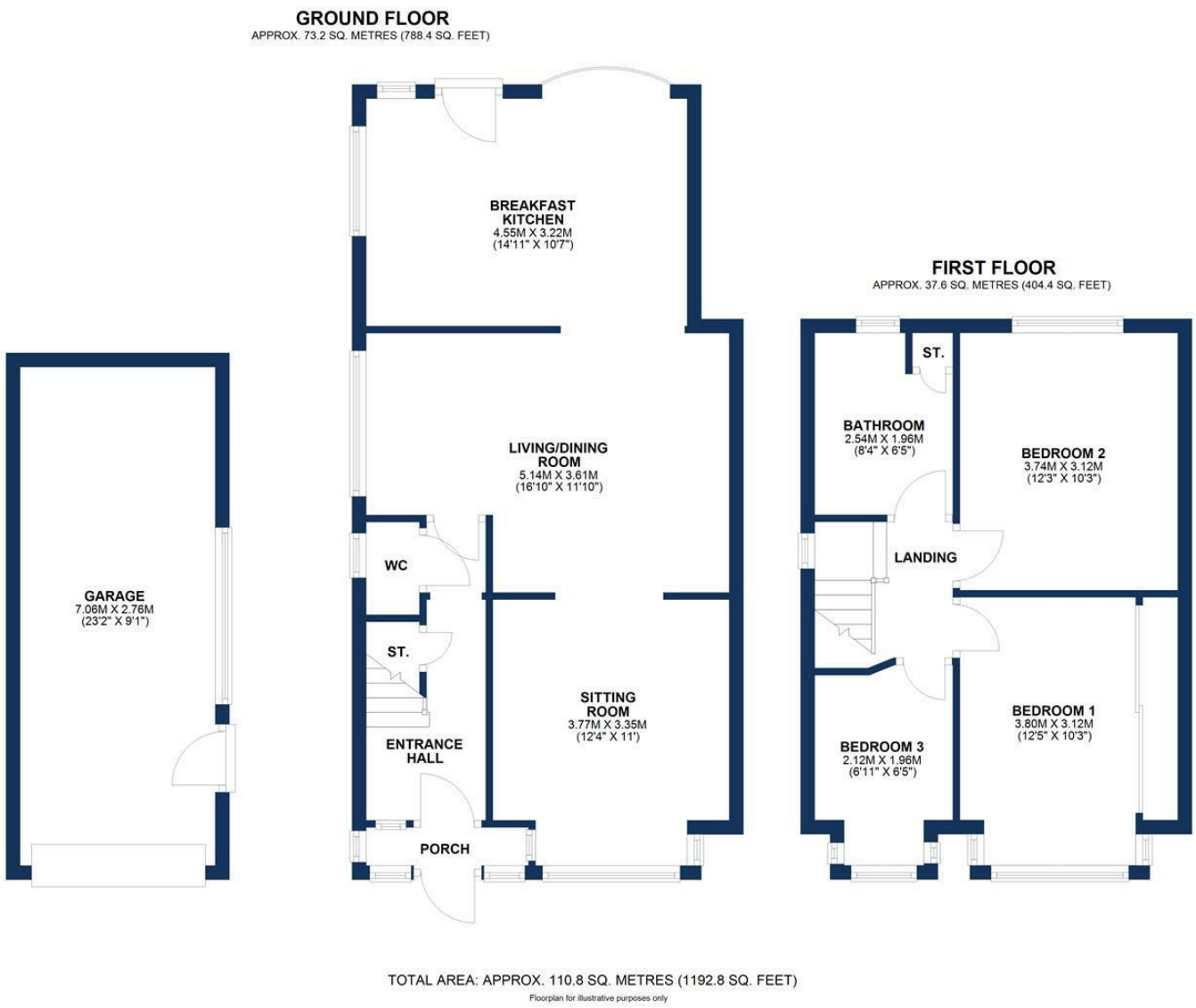

TOTAL AREA: APPROX. 110.8 SQ. METRES (1192.8 SQ. FEET)

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