



7 WHITEGATES CLOSE | TIMPERLEY

£475,000

NO ONWARD CHAIN This detached true bungalow is nestled towards the head of this quiet cul de sac and offers any prospective purchaser a superb opportunity to remodel to individual taste. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room with door onto the rear garden, breakfast kitchen with door to the side, two double bedrooms and bathroom/WC. Externally there are gardens to the front and the driveway provides access to the detached double garage whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. Viewing is highly recommended.

POSTCODE: WA15 7PD

DESCRIPTION

This superb detached bungalow occupies an enviable position towards the head of this quiet cul de sac. The bungalow is superbly proportioned throughout and the accommodation is approached via an enclosed porch leading onto the welcoming entrance hall with fitted storage cupboard and loft access hatch to the boarded loft space with eaves storage. Positioned towards the front of the property are two double bedrooms, the principal benefitting from fitted wardrobes and dressing table and both are serviced by the bathroom/WC. Towards the rear of the property is a large sitting/dining room with sliding doors leading onto the attractive rear gardens and the accommodation is completed by the breakfast kitchen with a comprehensive range of units and door to the side.

Externally to the front of the property the driveway provides off road parking and access to the double garage with remote up and over door. Adjacent to the gated footpath are gardens with well stocked flowerbeds. Immediately to the rear the gardens incorporate a patio seating area with lawned gardens beyond with well stocked flowerbeds and enjoy a high degree of privacy.

The location is ideal with local shops on Wood Lane and Shaftesbury Avenue and a little over a mile to the market town of Altrincham and Timperley village centre.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

12'3" x 9'0" (3.73m x 2.74m)

With glass panelled front door. Radiator. Loft access hatch with pull down ladder to boarded loft space ripe for conversion subject to the relevant permissions being obtained. The loft has a light and access to eaves storage area and houses the Worcester gas central heating boiler.

SITTING ROOM

20'9" x 12'8" (6.32m x 3.86m)

A superb reception room with sliding doors to the rear garden. Two opaque PVCu double glazed windows to the side. Radiator. Ceiling cornice. Television aerial point. Telephone point.

BREAKFAST KITCHEN

11'3" x 11'8" (3.43m x 3.56m)

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. Tiled splashback. Space for table and chairs. Ceiling cornice. PVCu double glazed window overlooking the rear garden. PVCu double glazed door to the side.



BEDROOM 1

12'8" x 12'3" (3.86m x 3.73m)

With PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Ceiling cornice. Radiator. Telephone point.

BEDROOM 2

11'1" x 9'11" (3.38m x 3.02m)

With PVCu double glazed window to the front. Radiator. Ceiling cornice.

BATHROOM

8'9" x 6'6" (2.67m x 1.98m)

With suite comprising panelled bath, wash hand basin and WC. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls. Ceiling cornice.

OUTSIDE

DOUBLE GARAGE

17'7" x 16'8" (5.36m x 5.08m)

With remote up and over door. Light and power.

To the front of the property the drive provides off road parking and there is adjacent pedestrian access with adjacent gardens with well stocked flowerbeds. Immediately to the rear is a patio seating area with lawns beyond with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "E"

TENURE

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

NOTE

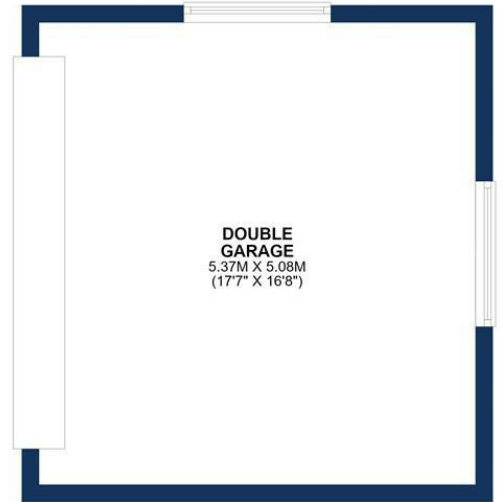
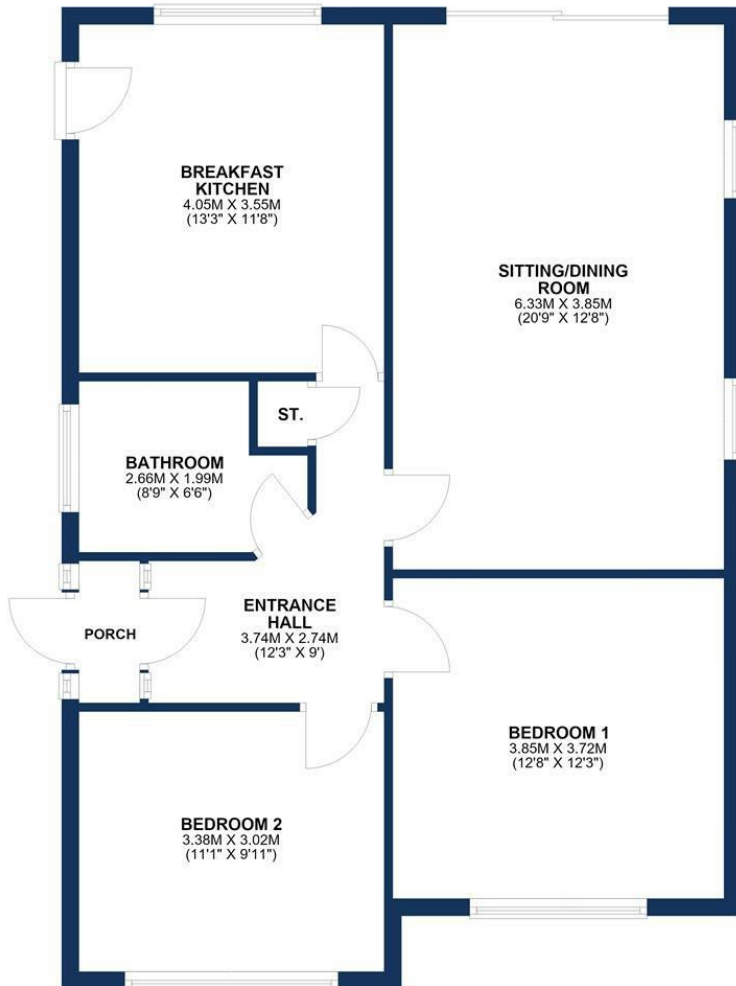
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 106.5 SQ. METRES (1146.0 SQ. FEET)



TOTAL AREA: APPROX. 106.5 SQ. METRES (1146.0 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