



8 HEYES TERRACE | TIMPERLEY

£395,000

A superbly proportioned and deceptively spacious end terraced period property in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises front sitting room, separate rear living room with a focal point of a log burner set upon a tiled hearth, full width dining kitchen to the rear with double doors leading onto the attractive rear and side gardens. To the first floor there are two excellent double bedrooms and bathroom/WC. Ample off road parking within the driveway to the front whilst to the side and rear there is a patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy. The rear gardens also benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is essential to appreciate the character and proportions of the accommodation on offer.

POSTCODE: WA15 6EN

DESCRIPTION

This attractive period end of terraced property is nestled within this quiet cul de sac yet in a highly convenient location within easy reach of Timperley village centre and with the Metrolink station a little further distant.

The accommodation is superbly proportioned throughout and features a separate sitting room to the front with a focal point of a period style fireplace with tiled hearth. Beyond the sitting room is a living room with a focal point of a log burning stove set upon a tiled hearth and with opening onto the full width dining kitchen. The kitchen is fitted with a comprehensive range of units and there is ample space for a dining suite and has double doors leading onto the attractive rear gardens.

To the first floor there are two excellent double bedrooms both with cast iron fireplaces and serviced by the bathroom/WC fitted with a white suite with chrome fittings.

Externally there is ample off road parking within the driveway to the front and there is gated access towards the rear. To the rear and accessed via the kitchen is a patio seating area with delightful lawned gardens both of which continue to the side and the rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and with local shops available on Woodhouse Lane East and at the top of Heyes Lane.

A superb period property and viewing is essential to appreciate the character and charm on offer.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

12'5" x 11'10" (3.78m x 3.61m)

With composite front door. Period style fireplace with tiled hearth. Stripped floorboards. Timber framed double glazed window to the front with plantation shutters. Fitted storage and shelving. Radiator.

LIVING ROOM

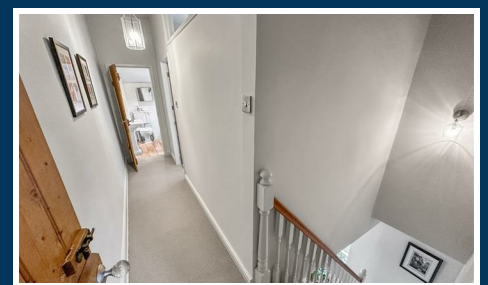
15'5" x 12'5" (4.70m x 3.78m)

With a focal point of a log burner set upon a tiled hearth. Natural wood flooring. Radiator. Fitted storage cupboard which houses the combination gas central heating boiler. Timber framed double glazed window to the side. Archway to:

DINING KITCHEN

14'7" x 8'7" (4.45m x 2.62m)

With a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer. Plumbing for washing machine. Space for table and chairs. Double doors lead onto the attractive side and rear gardens. Tiled splashback. Radiator. Tiled floor. Dual aspect timber framed double glazed window. Two Velux windows to the rear. Recessed low voltage lighting.



FIRST FLOOR

LANDING

With loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

12'5" x 11'10" (3.78m x 3.61m)

With timber framed double glazed sash window to the front. Stripped floorboards. Radiator. Fitted wardrobes. Focal point of a cast iron fireplace.

BEDROOM 2

12'0" x 9'1" (3.66m x 2.77m)

With focal point of a cast iron fireplace with tiled hearth. Sash style PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

BATHROOM

7'5" x 6'7" (2.26m x 2.01m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled floor. Tiled splashback. Radiator.

OUTSIDE

To the front of the property the block paved drive provides ample off road parking and there is gated access to the rear. To the side and rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with fence borders all enjoying a high degree of privacy. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

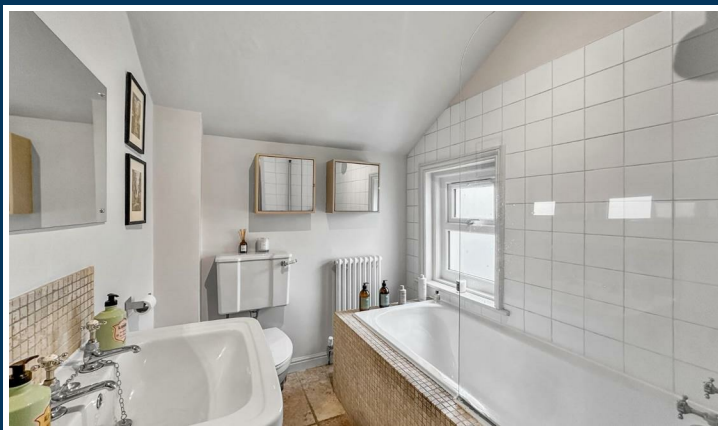
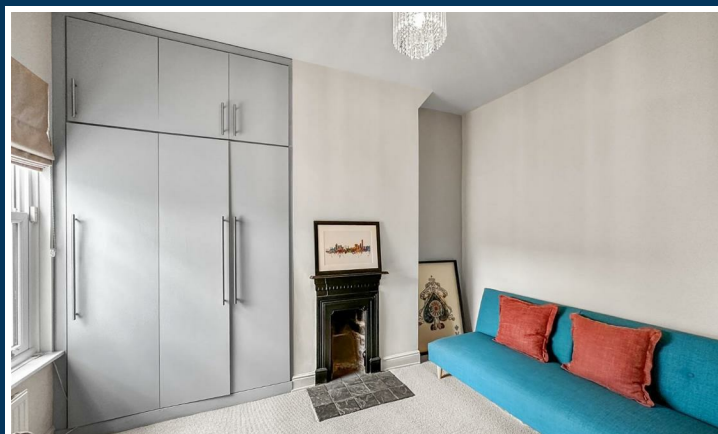
Trafford Band "C"

TENURE

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

NOTE

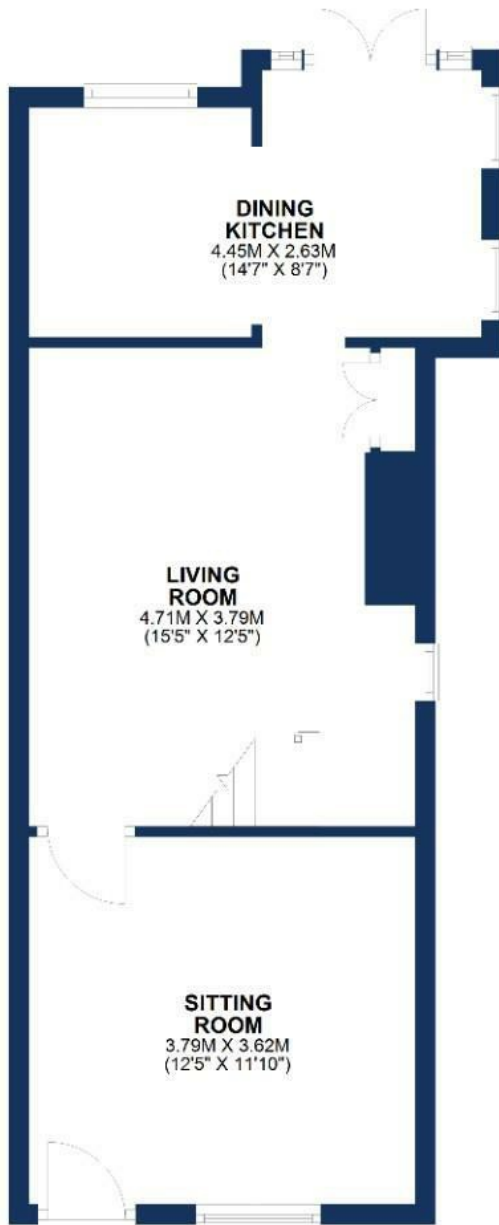
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 43.1 SQ. METRES (463.9 SQ. FEET)



FIRST FLOOR

APPROX. 37.1 SQ. METRES (399.2 SQ. FEET)



TOTAL AREA: APPROX. 80.2 SQ. METRES (863.1 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARN S

292 HALE ROAD, HALE BARN S
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@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