IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

6 KERSAL DRIVE | TIMPERLEY

OFFERS OVER £635,000

A deceptively spacious and beautifully presented detached family home ideally positioned within walking distance of Timperley village centre. The accommodation briefly comprises enclosed porch, welcoming entrance hall with access to the sitting room to one side plus separate study/playroom and cloakroom/WC to the other. Towards the rear is an impressive open plan living dining kitchen with access to an adjacent utility room and also the rear garden. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC. A superb family home and viewing his highly recommended.

POSTCODE: WA15 6UX

DESCRIPTION

This detached family home occupies an enviable position within a quiet cul de sac location within walking distance of Timperley village centre.

Over the years the property has been extended and the accommodation re-planned to create a superbly proportioned living space presented to a high standard.

The property is approached via an enclosed porch leading onto the welcoming entrance hall. The double fronted accommodation offers a sitting room to one side whilst to the other is a separate playroom or study and also the cloakroom/WC. Towards the rear of the property is an impressive open plan living dining kitchen with a comprehensive range of modern units with granite work surfaces and central island with breakfast bar. From the open plan space there are doors leading onto the side and rear gardens and also the added benefit of a separate utility room.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further excellent bedrooms serviced by the family bathroom/WC.

Externally there is off road parking for several vehicles to the front and gated access towards the rear. The side and rear gardens incorporate a decked seating area with gardens beyond laid with artificial grass. External power points and water feed.

An appointment to view is essential to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door.

ENTRANCE HALL
Hardwood front door. Kardean flooring. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard.

CLOAKROOM
With a white suite with chrome fittings comprising WC and wash hand basin. Opaque double glazed window to the front. Karndean flooring. Tiled splashback.

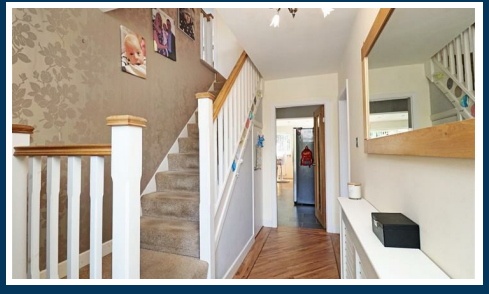
OFFICE
11'3" x 8'4" (3.43m x 2.54m)
PVCu double glazed window to the front. Karndean flooring. Recessed low voltage lighting.

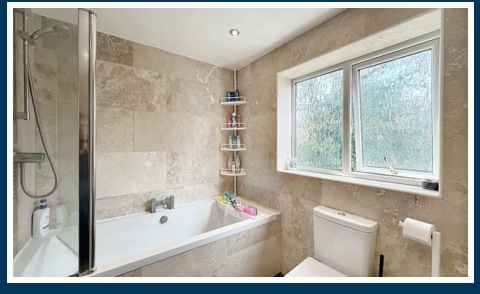
SITTING ROOM
15'3" x 11'4" (4.65m x 3.45m)
PVCu double glazed window to the front. Ceiling cornice. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

LIVING DINING KITCHEN
27'10" x 21'5" (8.48m x 6.53m)
Fitted with a comprehensive range of high gloss wall and base units with granite work surface over incorporating a 1 1/2 bowl sink unit. Central island incorporates a breakfast bar and houses the twin oven/grill plus 5 ring induction hob with stainless steel extractor hood. Space for American style fridge freezer. Integrated dishwasher. Plinth lighting. Wine rack. Recessed low voltage lighting. PVCu double glazed window to the side.

PLAYROOM
11'4" x 8'4" (3.45m x 2.54m)
With ample space for living and dining suites. Karndean flooring. PVCu double glazed bi folding doors to one side and PVCu double glazed double doors to the other side. Three velux windows to the rear. Television aerial point. PVCu double glazed windows to the side and rear. Three radiators.





UTILITY
8'4" x 5'7" (2.54m x 1.70m)
With a range of wall and base units with work surface over with plumbing for washing machine and space for dryer beneath. Wall mounted Worcester combination gas central heating boiler. Extractor fan. Recessed low voltage lighting. PVCu double glazed door to the side. Radiator.

FIRST FLOOR

LANDING
Loft access hatch. Storage cupboard.

BEDROOM 1
13'9" x 12'4" (4.19m x 3.76m)
Fitted wardrobes and dressing table. PVCu double glazed window to the front. Radiator.

EN-SUITE
7'3" x 6'3" (2.21m x 1.91m)
Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls. Recessed low voltage lighting.

BEDROOM 2
15'4" x 8'6" (4.67m x 2.59m)
PVCu double glazed window to the rear. Radiator.

BEDROOM 3
12'5" x 10'1" (3.78m x 3.07m)
With fitted wardrobes. PVCu double glazed window to the front. Radiator.

BEDROOM 4
8'6" x 8'6" (2.59m x 2.59m)
PVCu double glazed window to the front. Radiator.

BATHROOM
9'5" x 6'3" (2.87m x 1.91m)
Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled walls. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear.

OUTSIDE
To the front of the property there is off road parking for several vehicles and there is gated access to the rear. To the side and rear the gardens incorporate a decked seating area with garden beyond laid mainly with artificial grass. There is further space to the side. External power point and water feed.

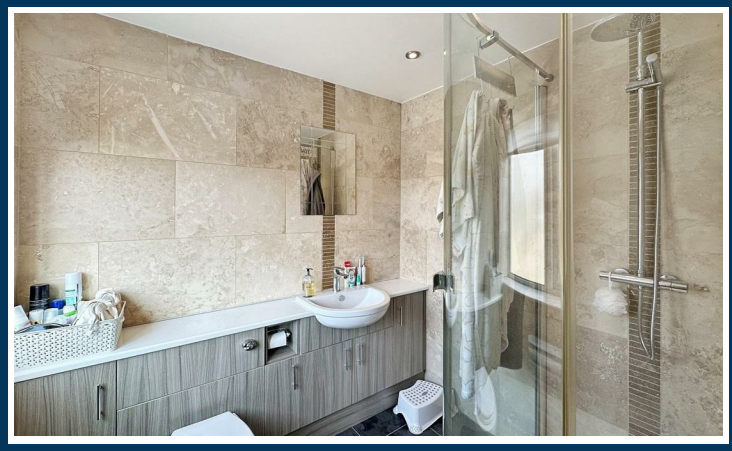
SERVICES
All main services are connected.

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.



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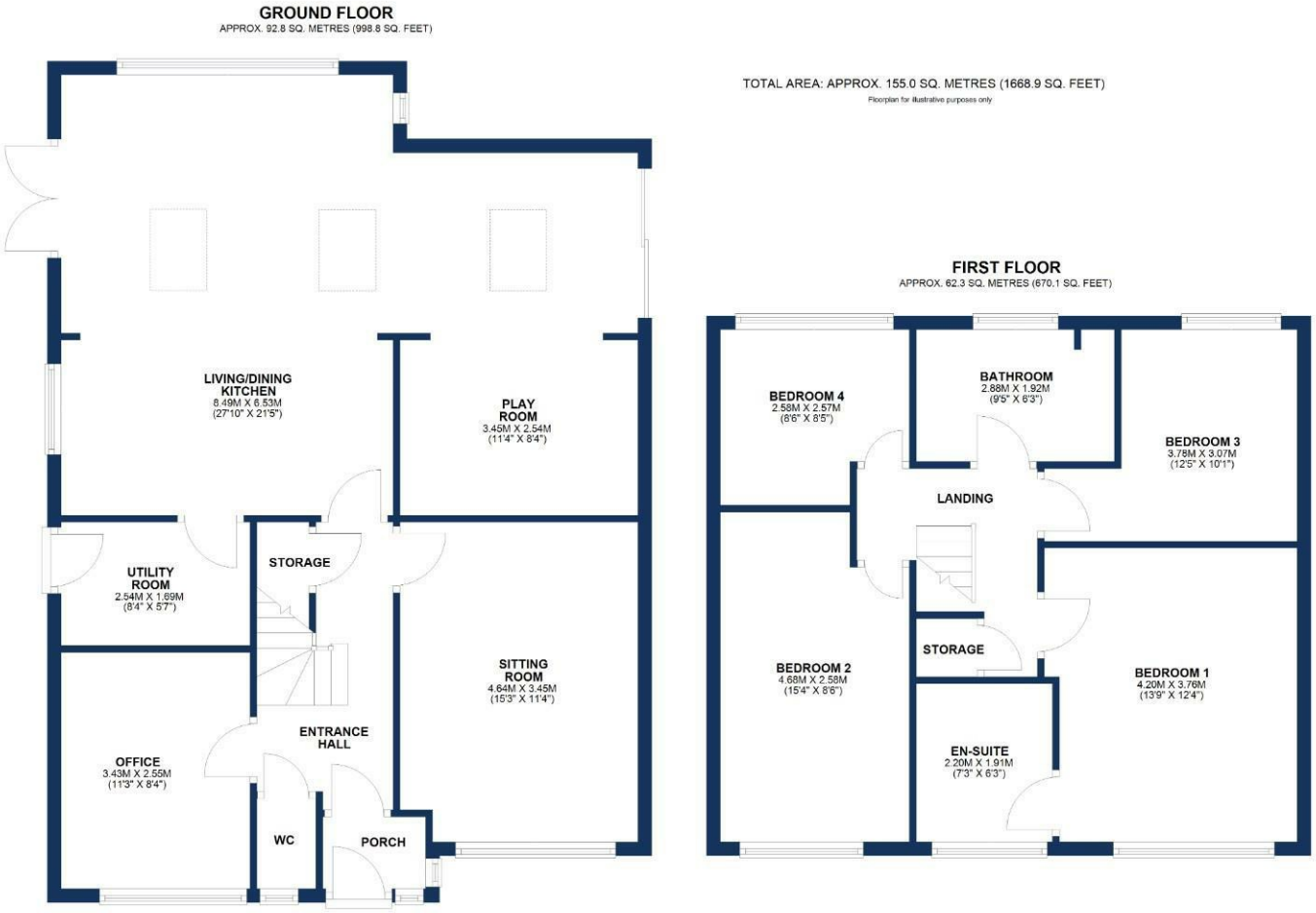

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

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