IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

10 HEYES LEIGH | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A superbly proportioned town house set within this quiet cul de sac and within easy reach of Timperley village centre and with local shops at the top of Heyes Lane and also on Woodhouse Lane East. The property also lies within the catchment area of highly regarded primary and secondary schools and is within close proximity to Heyes Lane School. The accommodation briefly comprises large entrance hall with access to the separate cloakroom and WC plus door leading onto the utility room with access to the rear garden and also the integral garage. The ground floor accommodation is completed by the versatile bedroom 3 or study. To the first floor there is an impressive L shaped sitting/dining room with underfloor heating and with door leading onto the adjacent fitted kitchen. To the second floor there are currently 2 bedrooms but the property was originally 3 bedrooms on this floor and could be easily reinstated. The accommodation is then completed by the bathroom/WC. Externally to the front of the property there is off road parking within the driveway and access to the integral garage. To the rear the gardens are paved for easy maintenance and enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6EY

DESCRIPTION

This superbly proportioned town house occupies an enviable location nestled within the quiet cul de sac within easy reach of Timperley village centre and with local shops available at the top of Heyes Lane and also on Woodhouse Lane East. Timperley Metrolink station is a little further distant. The property is also ideally located being within the catchment area of highly regarded primary and secondary schools and particularly within close proximity to Heyes Lane Primary School.

The accommodation is beautifully presented throughout. A large welcoming entrance hall provides access to the ground floor rooms including a utility room with access to the rear gardens and also the integral garage. Also positioned to the rear is a versatile room which is currently used as a study but could be a 3rd/4th bedroom. The hallway also provides access to the WC within an adjacent separate cloakroom and under stairs storage area. Stairs then lead to the first floor where there is an impressive L shaped sitting/dining room with underfloor heating and with doors leading onto the adjacent fitted kitchen with a range of quality integrated appliances. To the second floor the property has been reconfigured and is currently used as 2 bedrooms but could easily be converted back to provide 3 bedrooms. The accommodation is completed by the modern family bathroom/WC.

To the front of the property the block paved driveway provides ample off road parking and has adjacent lawned gardens. It also leads onto the integral garage via a remote roller shutter door. To the rear and accessed via the utility room the gardens are paved for easy maintenance and enjoy a high degree of privacy.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
16'10" x 9'2" (5.13m x 2.79m)
With composite front door, PVCu double glazed window to the front. Radiator. Natural wood flooring. Cloaks cupboard. Under stairs storage cupboard. Telephone point. Natural wood staircase with glass balustrade leads to the first floor.

WC
With vanity wash basin and WC. Opaque PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

UTILITY
13'6" x 8'4" (4.11m x 2.54m)
Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with double drainer. Plumbing for washing machine and space for dryer. Space for fridge. Radiator. PVCu double glazed door provides access to the rear garden. Tiled splashback. Extractor fan. Cupboard housing gas central heating boiler and pressurised cylinder. Door to integral garage.

STUDY/BEDROOM 3/BEDROOM 4
10'1" x 9'5" (3.07m x 2.87m)
With PVCu double glazed window to the rear. Radiator.

FIRST FLOOR

LANDING
Natural wood staircase with glass balustrade leading to the second floor.

SITTING/DINING ROOM
27'0" x 18'0" maximum measurements (8.23m x 5.49m maximum measurements)
With underfloor heating throughout and PVCu double glazed windows to the front and rear. Ceramic tiled floor. Television aerial point. Telephone point. Pocket door leads onto the:

KITCHEN
9'8" x 9'3" (2.95m x 2.82m)
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 self cleaning combination microwave oven. Four ring Neff induction hob with extractor hood over. Dishwasher. Integrated fridge. PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled floor.

SECOND FLOOR

LANDING
Loft access hatch. Linen cupboard. Light tunnel.

BEDROOM 1
18'0" x 13'0" (5.49m x 3.96m)
This has been reconfigured as it would have originally been bedroom 1 and bedroom 3. Two PVCu double glazed windows to the front. Laminate flooring. The radiators have been removed but we are informed that plumbing is in place for two radiators.

BEDROOM 2
12'2" x 8'6" (3.71m x 2.59m)
PVCu double glazed window to the rear. Fitted wardrobes with overhead cupboards. Radiator.

BATHROOM
9'2" x 9'1" (2.79m x 2.77m)
Fitted with an attractive modern white suite with chrome fittings comprising bath, separate tiled shower enclosure with rain shower and removable head, vanity wash basin and WC. Heated towel rail. Tiled splashback. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

INTEGRAL GARAGE
13'0" x 8'4" (3.96m x 2.54m)
Accessed via a remote roller shutter door to the front plus door to the utility room. Light and power.

To the front of the property the block paved drive provides ample off road parking and adjacent lawned garden. To the rear the gardens are paved for easy maintenance and enclosed by fence borders and enjoy a high degree of privacy.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

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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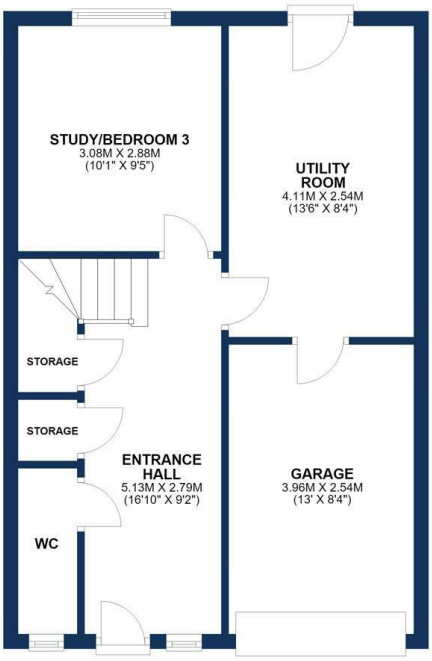
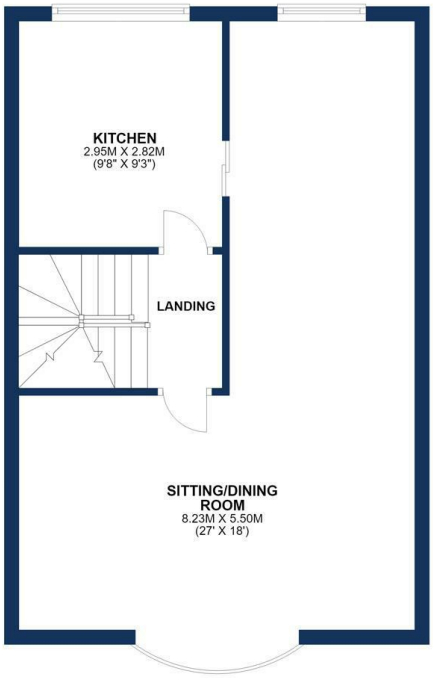
GROUND FLOOR
APPROX. 45.1 SQ. METRES (485.0 SQ. FEET)



FIRST FLOOR
APPROX. 45.4 SQ. METRES (488.8 SQ. FEET)



SECOND FLOOR
APPROX. 41.5 SQ. METRES (446.3 SQ. FEET)

TOTAL AREA: APPROX. 131.9 SQ. METRES (1420.2 SQ. FEET)

Floorplan for illustrative purposes only

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