IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

4 MEADOW BANK | TIMPERLEY

OFFERS OVER £900,000

Occupying a superb position within this sought after cul de sac this superbly proportioned detached family home is well presented throughout but still represents a superb opportunity to extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall with front door housing original stained glass, bay fronted sitting room with dining room to the rear leading onto the decked seating area with gardens beyond, fitted kitchen with access to the side driveway and decked seating area, cloakroom/WC, four well proportioned bedrooms and bathroom/WC. Off road parking within the driveway which continues to the side leading to the garage. To the rear there are extensive gardens laid mainly to lawn and benefitting from a Westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the property and gardens on offer.

POSTCODE: WA15 6QP

DESCRIPTION

This detached family home is ideally located on one of the areas most sought after cul de sacs, within easy reach of Timperley Metrolink station and Timperley village centre, and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via an enclosed porch which leads onto a large welcoming entrance hall with original leaded and stained glass insert to the front door. Towards the front of the property is a superb sitting room whilst to the rear is a separate dining room with door to the rear decked seating area with extensive gardens beyond. Also towards the rear of the property is a fitted living/kitchen which has access to the side driveway and the rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are four excellent bedrooms serviced by the family bathroom/WC.

To the front of the property the block paved driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds which continue to one side. To the other side the driveway continues providing access to the garage towards the rear. The rear gardens which are accessed via the dining room and kitchen incorporate decked and Indian Stone seating areas with extensive lawned gardens which enjoy a high degree of privacy and a westerly aspect and need to be seen to be appreciated.

A superb family home and still representing an exciting opportunity to extend if required subject to relevant permissions being obtained.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Double PVCu double glazed doors. Tiled floor.

ENTRANCE HALL
A wide entrance hall with attractive natural wood front door and surround incorporating the original leaded and stained glass. Spindle balustrade staircase to the first floor. Leaded and stained glass window to the side encased in PVCu double glazing. Plate rail. Cornice. Radiator.

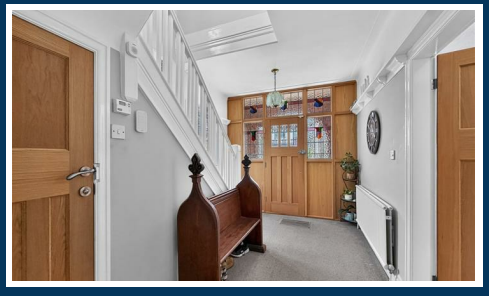
SITTING ROOM
15'4" x 13'2" (4.67m x 4.01m)
With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed bay window to the front with leaded and stained effect top lights. Opaque leaded and stained effect window to the side. Picture rail. Cornice. Television aerial point. Radiator.

DINING ROOM
14'1" x 12'2" (4.29m x 3.71m)
Leaded and stained glass window to the side. PVCu double glazed door leads to the decked seating area with Indian Stone patio and extensive lawned gardens beyond. Living flame gas fire with marble effect insert and hearth. Picture rail. Two radiators.

LIVING / BREAKFAST KITCHEN
27'4" x 10'2" (8.33m x 3.10m)
Fitted with a comprehensive range of cream coloured units with granite work surfaces over incorporating a Belfast style sink unit and breakfast bar. Integrated double oven/grill plus four ring gas hob with extractor fan over. Space for American style fridge/freezer. Integrated washing machine and dryer. Space for dishwasher. Cupboard housing wall mounted combination gas central heating boiler. Space for table and chairs or sofa. PVCu double glazed windows to the side and rear. PVCu double glazed doors provide access to the driveway to one side and the rear gardens to the other. Two radiators. Recessed low voltage lighting.

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

FIRST FLOOR



LANDING
Opaque leaded and stained glass window to the side encased in PVCu double glazing. Picture rail. Radiator. Loft access hatch with pull down ladder to part boarded loft space.

BEDROOM ONE
15'5" x 13'2" (4.70m x 4.01m)
PVCu double glazed bay window to the front. Fitted wardrobes and overhead cupboards. Picture rail. Radiator. Telephone point.

BEDROOM TWO
14'1" x 12'2" (4.29m x 3.71m)
PVCu double glazed window to the rear. Mirror fronted fitted wardrobes. Picture rail. Radiator. Television aerial point.

BEDROOM THREE
11'6" x10'3" (3.51m x3.12m)
PVCu double glazed windows to the rear. Radiator. Fitted wardrobes and dressing table.

BEDROOM FOUR
9'2" x 8'3" (2.79m x 2.51m)
PVCu double glazed window to the front. Picture rail. Radiator.

BATHROOM
8'6" x 7'1" (2.59m x 2.16m)
Fitted with a contemporary white suite comprising bath, separate shower enclosure, vanity wash basin and WC. Two opaque PVCu double glazed windows to the side. Chrome heated towel rail. Laminate wood flooring. Tiled walls. Storage cupboard. Recessed low voltage lighting.

OUTSIDE
To the front of the property the block paved driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds which continue to one side. To the other side the driveway continues providing access to the garage towards the rear.

The rear gardens which are accessed via the dining room and kitchen incorporate decked and Indian Stone seating areas with extensive lawned gardens which enjoy a high degree of privacy and a westerly aspect and need to be seen to be appreciated.

GARAGE
17'7" x 10'2" (5.36m x 3.10m)
Double doors to the front plus door and window to the side. Light and power.

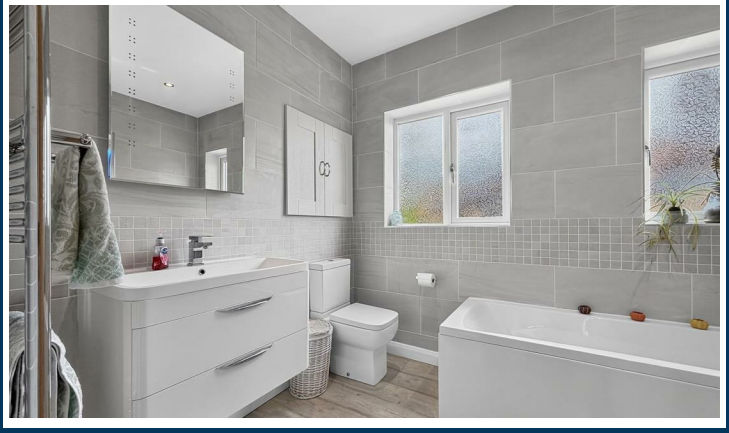
SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Borough Council Band 'F'

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

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



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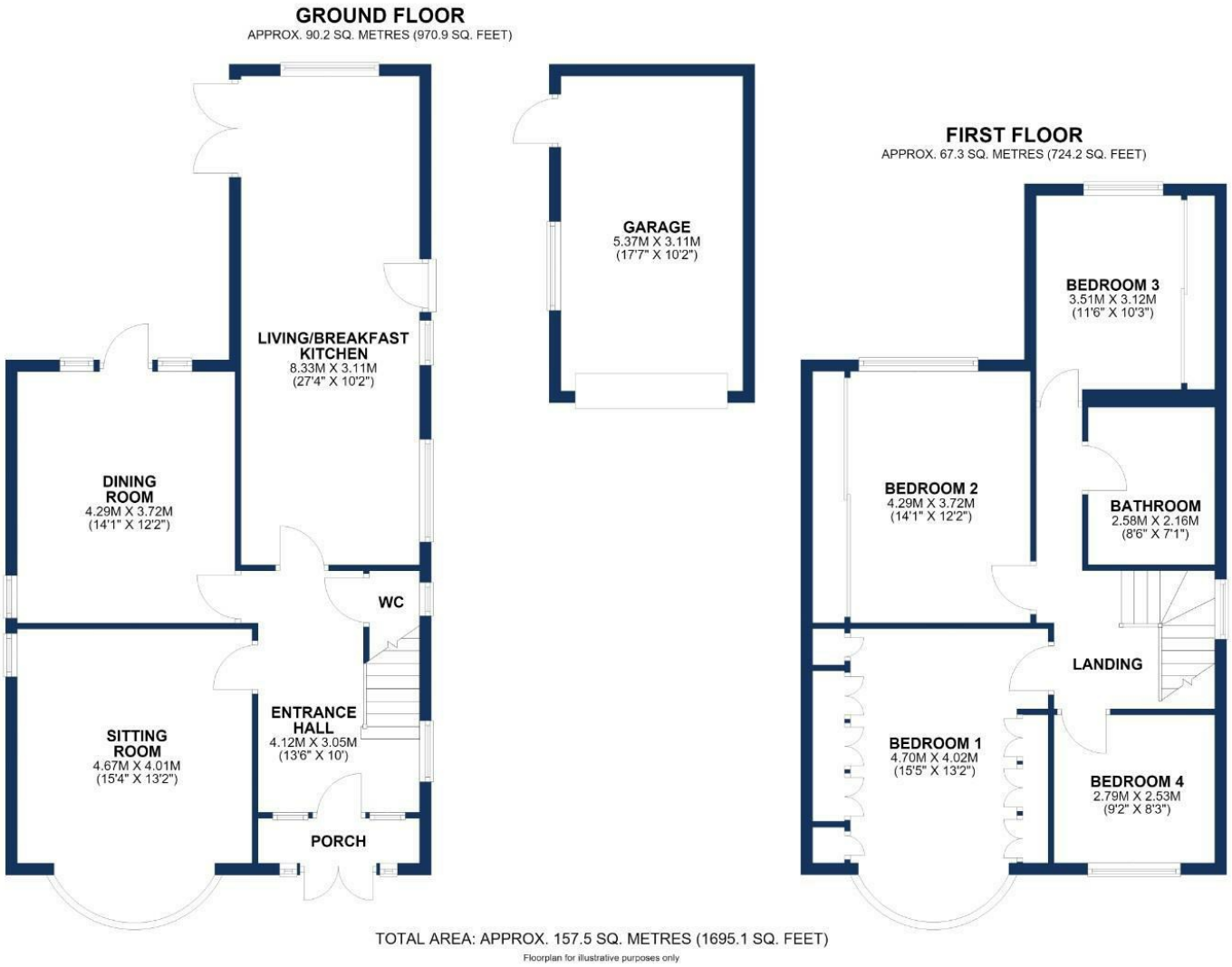

TOTAL AREA: APPROX. 157.5 SQ. METRES (1695.1 SQ. FEET)

Floorplan for illustrative purposes only

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