



46 BROOK LANE | TIMPERLEY

£650,000

A substantially extended semi detached house with much sought after open plan living space and landscaped southerly facing rear gardens. The extremely well presented and tastefully appointed accommodation briefly comprises entrance hall, sitting room, living/dining kitchen, utility room, office/playroom, four excellent bedrooms and two bath/shower rooms. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Decked seating area, paved terrace, soft play area and lawn. Ideal location less than half a mile to Navigation Metrolink station and approximately equidistant from Timperley village and the award winning town centre of Altrincham.

POSTCODE: WA15 6RS

DESCRIPTION

This traditional bay fronted semi-detached family house has been substantially extended in recent years and sympathetically refurbished by the current owners. The spacious interior has been replanned to create much sought after open plan living space alongside contemporary fittings throughout.

The landscaped grounds are certainly a feature with rear gardens laid mainly to lawn complemented by raised flower beds and surrounded by well stocked borders. There is provision for a children's play area and bi-folding windows from the dining kitchen open onto the decked seating area which is ideal for entertaining during the summer months. In addition, a paved terrace benefits from an adjacent covered drinks bar. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

The accommodation is approached beyond an attractive composite front door and upon entering the feeling of space is apparent. The wide entrance hall is flanked by fitted seating and provides access to a well appointed shower room/WC. Positioned at the front an elegant sitting room with the focal point of a marble conglomerate fireplace surround set beneath a natural wood mantel is configured to include fitted shelving flanking both sides of the chimney breast. Kardean flooring continues seamlessly from the entrance hall into a superb living/dining kitchen with stunning partially vaulted ceiling. The spacious sitting area has provision for a wall mounted flatscreen television and the dining kitchen is fitted with integrated appliances, Shaker style units, a matching centre island with breakfast bar and quartz work-surfaces. There is also an adjoining utility room with external access to the rear decked seating area. Completing the ground floor is a home office with revealed brick wall which may prove invaluable for those who choose to work from home or, alternatively, is adaptable for a variety of uses.

At first floor level two excellent double bedrooms feature attractive panelling and two further bedrooms with partially vaulted ceilings are of generous proportions. The luxurious bathroom/WC is fitted with a contemporary white suite complete with free-standing oval bath and separate shower enclosure and is enhanced by underfloor heating.

Gas fired central heating has been installed together with PVCu double glazing.

Externally, the gravel driveway provides off road parking for two cars.

The location is ideal being less than a mile and approximately equidistant from the thriving village of Timperley and comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of independent retailers and informal dining options. The Metrolink station at Navigation Road is a little over 500 yards to the west and provides a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Woodgrain effect composite front door set within an opaque PVCu double glazed surround. Fitted seats to both sides. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Wood effect Kardean flooring. Recessed LED lighting. Period style radiator.

SITTING ROOM

12'7" x 11'11" (3.84m x 3.63m)

Marble conglomerate fireplace surround and hearth beneath a natural wood mantel. Fitted shelves flanking both sides of the chimney breast. Provision for a wall mounted flatscreen television. PVCu double glazed bay window to the front. Recessed LED lighting. Coved cornice. Radiator.

LIVING/DINING KITCHEN

26'6" x 18'2" (8.08m x 5.54m)

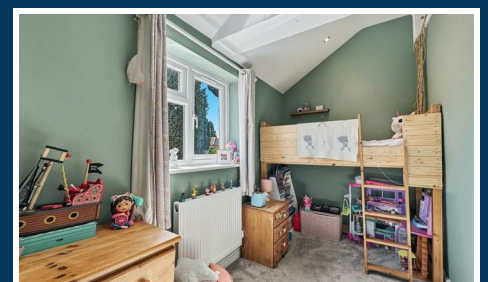
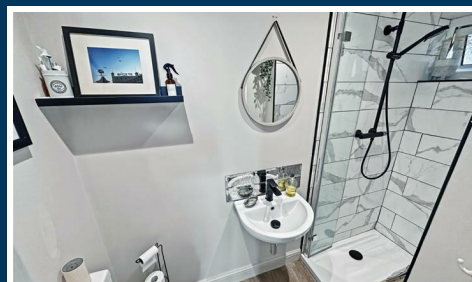
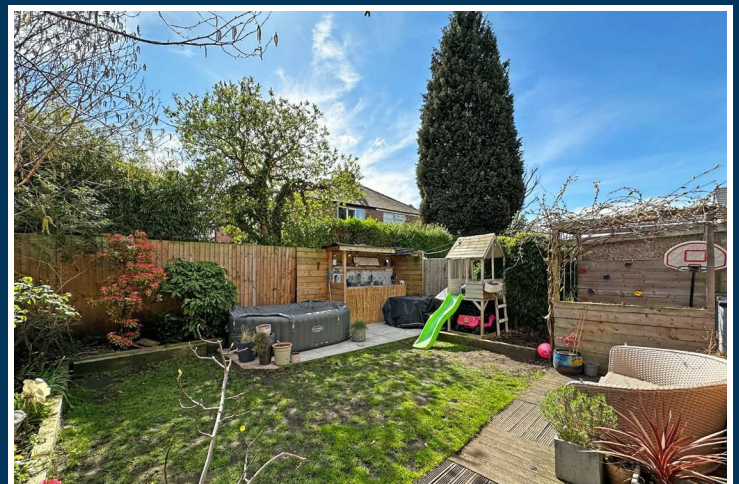
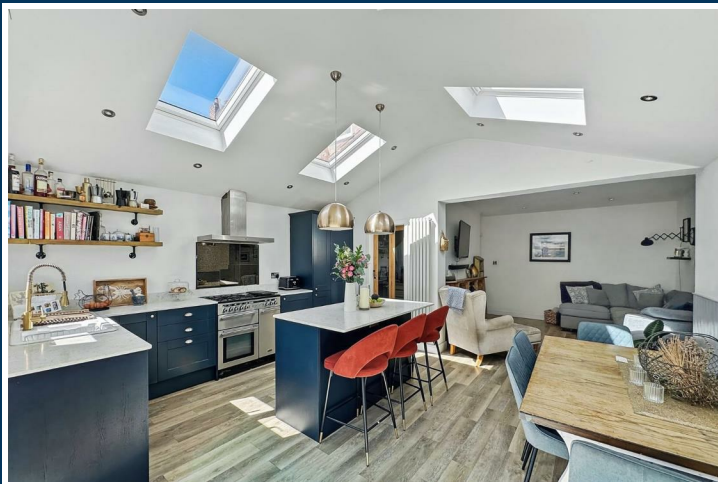
Planned to incorporate:

LIVING AREA

Provision for a wall mounted flatscreen television. Wood effect Kardean flooring. Recessed LED lighting. Radiator.

DINING KITCHEN

Fitted with Shaker style base units beneath quartz work-surfaces/up-stands and inset 1 1/2 bowl ceramic drainer sink with mixer tap. Matching centre island with breakfast bar. Recess for a range cooker with mirror tiled splash-back and stainless steel chimney cooker hood above. Integrated appliances include a fridge/freezer, dishwasher and wine/drinks cooler. Aluminium bi-folding windows to the rear gardens. PVCu double glazed window to the rear. Four velux windows. Wood effect Kardean flooring. Recessed LED lighting. Panelled dado. Vertical radiator. Radiator.



UTILITY ROOM

13'4" x 8'3" (4.06m x 2.51m)

Shaker style wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset composite drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the rear. PVCu double glazed window to the side. Wood effect Karndean flooring. Recessed LED lighting. Extractor fan. Contemporary radiator.

OFFICE/PLAYROOM

14' x 6'5" (4.27m x 1.96m)

Full width fitted desk. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

SHOWER ROOM/WC

8'2" x 3'4" (2.49m x 1.02m)

White/matt black wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Wood effect Karndean flooring. Recessed LED lighting. Extractor fan. Vertical radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Light well. Recessed LED lighting. Panelled dado.

BEDROOM ONE

11'11" x 11'5" (3.63m x 3.48m)

Panelled wall with picture rail. PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

12'10" x 11'5" (3.91m x 3.48m)

Partially panelled walls. Access to the partially boarded loft space via a retractable ladder. PVCu double glazed bay window to the front. Radiator

BEDROOM THREE

12'5" x 8'4" (3.78m x 2.54m)

Built-in wardrobe containing hanging rail and shelving. Two PVCu double glazed windows to the front. Recessed LED lighting. Radiator.

BEDROOM FOUR

12'5" x 6' (3.78m x 1.83m)

Access to additional loft space. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BATHROOM/WC

9'10" x 5'6" (3.00m x 1.68m)

Fitted with a white/brass effect suite comprising freestanding oval bath with floor mounted mixer/shower tap, wall mounted vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Tiled enclosure with thermostatic rain shower plus handheld attachment and niche shelving. Illuminated mirror fronted cabinet with internal shaver point. Opaque PVCu double glazed window to the side. Wood effect Karndean flooring. Recessed LED lighting. Extractor fan. Electric underfloor heating.

OUTSIDE

Wide gravel driveway providing off road parking.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

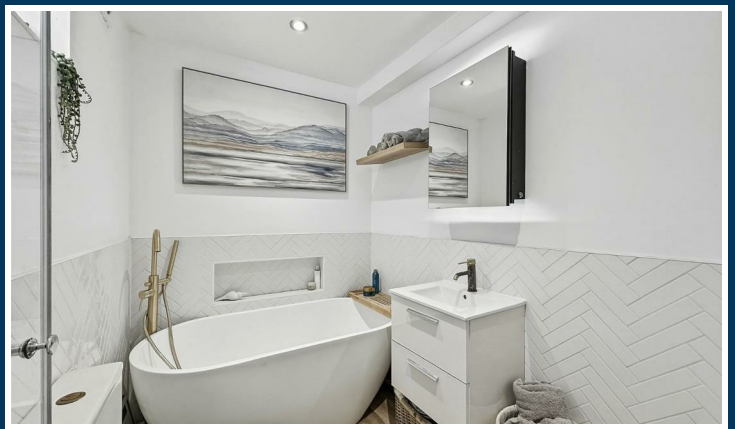
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C.

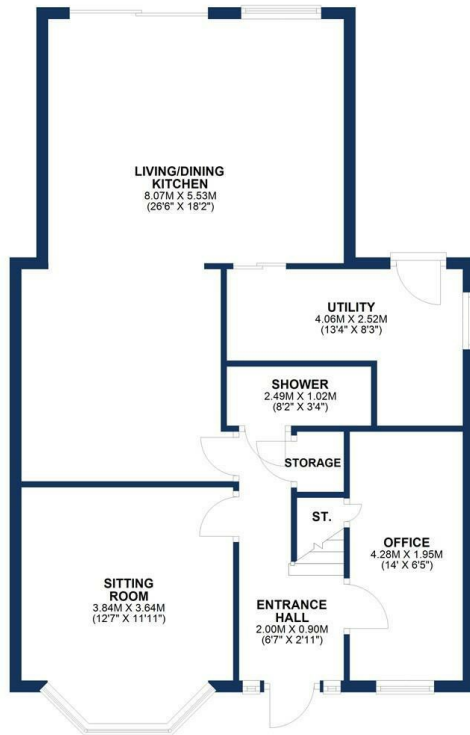
NOTE

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. 76.0 SQ. METRES (818.5 SQ. FEET)



TOTAL AREA: APPROX. 129.1 SQ. METRES (1389.4 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 53.0 SQ. METRES (570.9 SQ. FEET)



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