



48 ARDERNE ROAD | TIMPERLEY

OFFERS OVER £450,000

This traditional semi detached family home has been extended and modernised in recent years to an exceptional standard and is beautifully presented throughout. The accommodation briefly comprises entrance hall, bay fronted sitting room whilst to the rear is a superb open plan living dining kitchen with a range of integrated appliances and double doors leading onto the rear gardens. Separate utility room. Cloakroom/WC. To the first floor there are three bedrooms plus modern bathroom/WC. Off road parking to the front of the property within the driveway and gated access to the side and rear. To the rear the gardens are laid mainly to lawn. Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA15 6HL

DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension in recent years to create beautifully presented accommodation which combines traditional features with contemporary fittings.

Towards the front of the property is a bay fronted sitting room whilst to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of high gloss wall and base units with quartz work surface over and complete with central island which provides a breakfast bar and further storage. Off this open plan space there are doors leading onto the attractive rear gardens and there is also access to a separate utility room. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three bedrooms and bathroom fitted with a modern white suite with chrome fittings.

To the front of the property the driveway provides off road parking and there is gated access to the side. To the rear the gardens are enclosed with fence borders and laid mainly to lawn and are accessed via the open plan living space.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station which provides a commuter service into Manchester.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Opaque PVCu double glazed window to the front. Stairs to first floor. Radiator. Laminate flooring.

CLOAKROOM

Fitted with a suite comprising WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side.

SITTING ROOM

12'9" x 9'4" (3.89 x 2.84)

With PVCu double glazed bay window to the front. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

LIVING AREA

10'1" x 8'8" (3.07 x 2.64)

With laminate flooring and radiator and opening to:

DINING KITCHEN

20'4" x 13'3" (6.20 x 4.04)

A superb open plan space fitted with a comprehensive range of white high gloss units with heat resistant work surfaces over and with central island incorporating 1 ½ bowl sink unit with hose tap and breakfast bar. Space for range oven. Extractor hood. Integrated fridge and freezer. Integrated dishwasher. 3 full height PVCu double glazed windows to the side. PVCu double glazed door provides access to the rear gardens. Roof lantern provides plenty of natural light. Laminate flooring. Recessed low voltage lighting. Two radiators.



UTILITY ROOM

6'4" x 4'11" (1.93 x 1.50)

With heat resistant work surfaces over with plumbing for washing machine and space for dryer beneath. Combination boiler. Laminate flooring. PVCu double glazed door to the side.

CLOAKROOM.

With a suite comprising WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Loft access hatch. Opaque PVCu double glazed window to the side.

BEDROOM 1

12'9" x 8'8" (3.89 x 2.64)

With PVCu double glazed bay window to the front. Radiator. Half panelled walls.

BEDROOM 2

9'5" x 8'8" (2.87 x 2.64)

PVCu double glazed window to the rear. Radiator. Fitted wardrobes and hideaway bed.

BEDROOM 3

6'4" x 5'10" (1.93 x 1.78)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'7" x 6'4" (2.62 x 1.93)

Fitted with an attractive white suite with chrome fitting comprising bath with adjacent tap/shower stand, WC and wash hand basin. Separate walk in shower enclosure. Half tiled walls. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled floor.

OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access to the side. The gardens to the rear are enclosed by fence borders and are laid mainly to lawn and accessed via the open plan living dining kitchen.

SERVICES

All main services connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

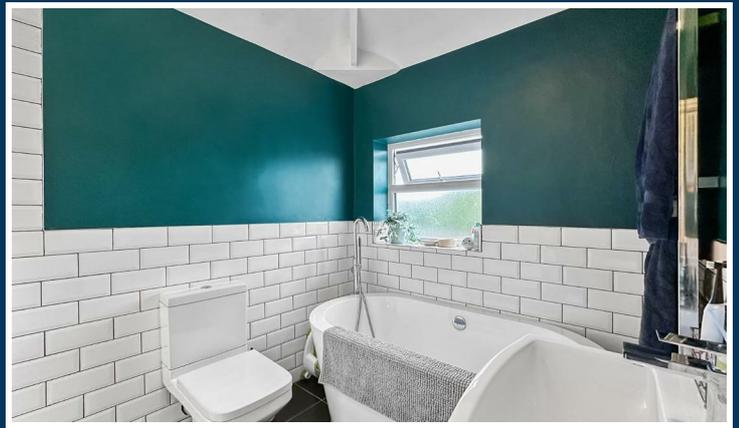
Band C.

TENURE

We are informed the property is held on a Freehold basis. 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. 53.8 SQ. METRES (579.2 SQ. FEET)



FIRST FLOOR

APPROX. 29.4 SQ. METRES (316.2 SQ. FEET)



TOTAL AREA: APPROX. 83.2 SQ. METRES (895.4 SQ. FEET)

Floorplan for illustrative purposes only



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