

# IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



## I CARLIN GATE | TIMPERLEY

OFFERS OVER £750,000

\*\*\*NO ONWARD CHAIN\*\*\* Having undergone a complete programme of modernisation and extension this family home is presented to an exceptional standard and is in an ideal location close to the village centre and within easy access to highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen to the rear with double doors leading onto the rear garden and a full range of integrated appliances. There is a separate study room plus utility and cloakroom/WC. To the first floor the principle bedroom benefits from an en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite. Externally there is off road parking to the front and gated access then leads to the rear. To the rear is a large patio seating area with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the accommodation on offer.



**POSTCODE: WA15 7SL**

## DESCRIPTION

A traditional detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings and needs to be seen to be appreciated.

To the front of the property is a sitting room whilst to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of units, full range of integrated appliances and access to the attractive rear garden. This space truly acts as the heart of the home. Adjacent to the kitchen is a separate utility room and the ground floor accommodation is completed by a separate study and the cloakroom/WC.

To the first floor the principle bedroom benefits from en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom. The family bathroom is fitted with a contemporary white suite with chrome fittings as is the en-suite.

To the front of the property the driveway provides off road parking and there is gated access to the the side. To the rear is a patio seating area with superb lawned gardens beyond with fence borders.

The location is ideal being within the catchment area of highly regarded primary and secondary schools with The Willows Primary School and Wellington School close by and within walking distance of Timperley village centre and Altrincham town centre a little further distant.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Spindle balustrade staircase to first floor. Two radiators. Recessed low voltage lighting.

#### SITTING ROOM

PVCu double glazed bay window to the front. Radiator. 3 television aerial points. Fireplace with tiled hearth.

#### OPEN PLAN LIVING DINING KITCHEN

A superb open plan space fitted with a comprehensive range of wall and base units with work surface over incorporating sink unit. Central island with breakfast bar and fitted storage. Integrated Bosch oven/grill plus microwave and four ring induction hob. Extractor hood. Integrated fridge freezer and dishwasher. PVCu double glazed windows to the side and rear. Ample space for living and dining suites. Composite door to the side plus double sliding doors to the rear garden. Two radiators. Television aerial point. Recessed low voltage lighting.

#### UTILITY

With wall and base units with work surface incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Extractor fan. Recessed low voltage lighting. Radiator.

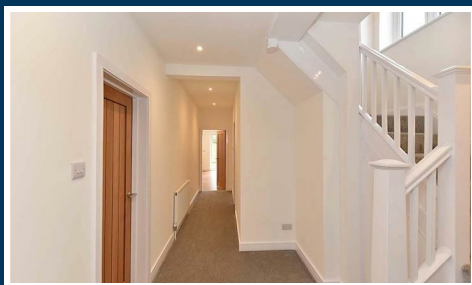
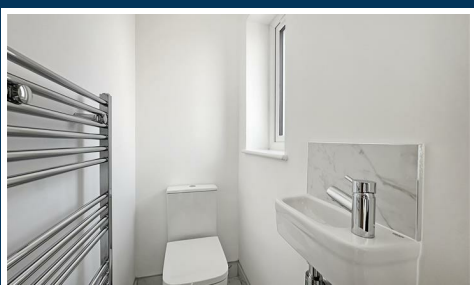
#### STUDY

PVCu double glazed bay window to the side. Radiator. Television aerial point. Access to storage cupboard which houses the combination gas central heating boiler.

#### CLOAKROOM

Fitted with a white suite with chrome fittings comprising WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled splashback and tiled floor. Recessed low voltage lighting. Extractor fan.

### FIRST FLOOR



## LANDING

PVCu double glazed window to the side. Recessed low voltage lighting. Loft access hatch with pull down ladder to loft space.

## BEDROOM 1

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

## EN-SUITE

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Half tiled walls. Tiled floor.

## BEDROOM 2

PVCu double glazed window to the rear. Radiator. Television aerial point.

## BEDROOM 3

PVCu double glazed window to the rear. Radiator. Television aerial point.

## BEDROOM 4

PVCu double glazed window to the rear. Radiator. Television aerial point.

## BATHROOM

Fitted with a white Duravit suite with chrome fittings comprising bath with mains shower, WC and wash hand basin. Half tiled walls. Tiled floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with superb lawned gardens beyond and fence borders all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX:

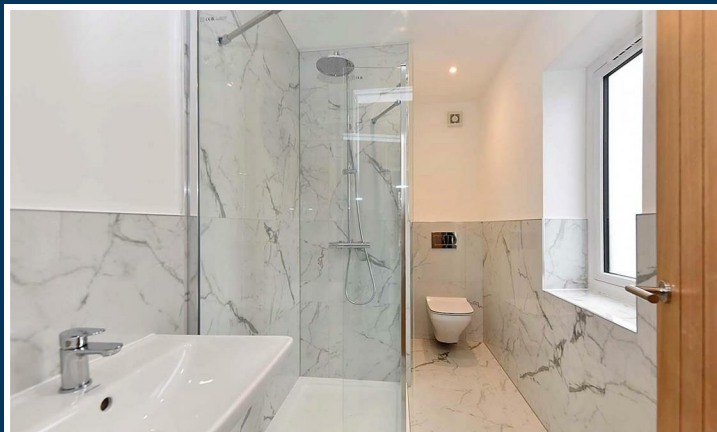
Band "C"

## TENURE

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

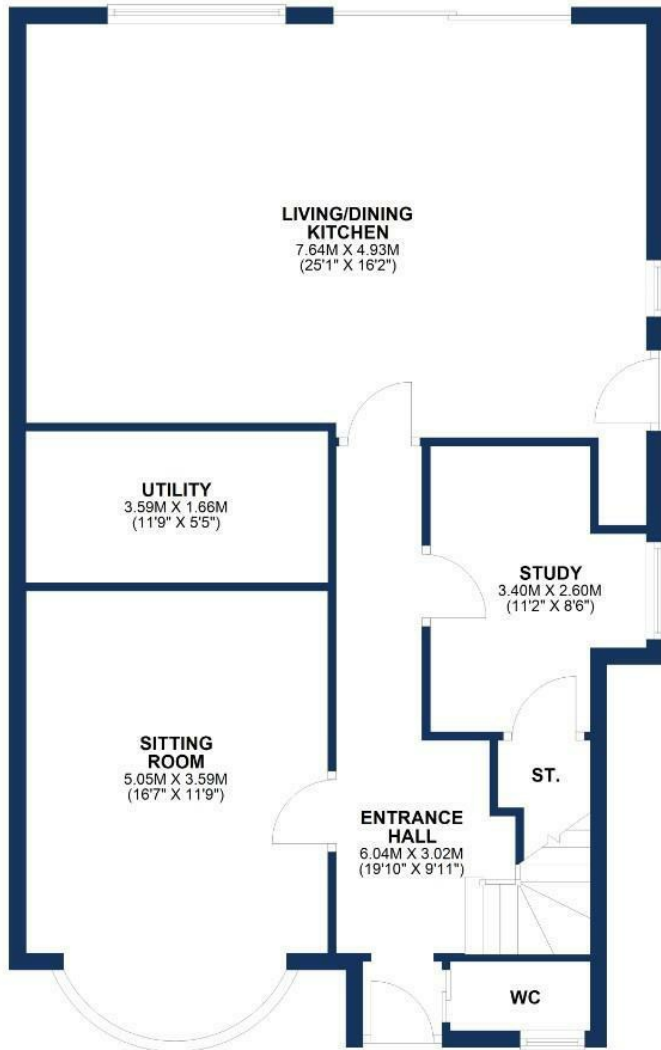
## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## GROUND FLOOR



## FIRST FLOOR



Floorplan for illustrative purposes only



### 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