



114 STOCKPORT ROAD | TIMPERLEY

£635,000

NO ONWARD CHAIN Occupying an excellent position within this sought after location within easy reach of Timperley village centre and with south facing gardens to the rear. The property has been extended over the years providing well proportioned accommodation, superbly maintained although in need of cosmetic improvements so an exciting opportunity to remodel to individual taste. The accommodation briefly comprises enclosed porch, entrance hallway, front sitting room, rear living room overlooking the rear gardens, dining room leading onto the fitted kitchen with utility and cloakroom/WC beyond, four bedrooms plus study and family bathroom/WC. There is ample off road parking to the front of the property within the driveway which has adjacent lawned gardens and provides access to the garage and also with gates to the adjacent car port. To the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefiting from a southerly aspect to enjoy the sun all day. A superb opportunity with much further potential subject to any relevant permissions being obtained.

POSTCODE: WA15 7SN

DESCRIPTION

A traditional semi detached family home in a sought after location which has been well maintained and extended over the years but presents any purchaser the opportunity to remodel to individual taste and potentially extend subject to the relevant permissions being obtained.

The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the front sitting room and also the separate living room to the rear which overlooks the attractive south facing gardens. Also positioned to the rear of the property is a separate dining room with fitted kitchen off with a range of hardwood units. Beyond the kitchen is access to a wide utility room with door to the outside and also access to the cloakroom/WC. Off the dining room there is also a door to the integral garage.

To the first floor are four bedrooms plus separate study and the first floor accommodation is completed by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and there is an adjacent lawned garden and the driveway continues to the integral garage and also with double gates leading to the side car port. Immediately to the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor.

ENTRANCE HALL

With opaque glass panelled front door. Radiator. Stairs to first floor. Telephone point. Under stairs storage cupboard. Ceiling cornice. Attractive leaded and stained glass panelled doors lead onto the sitting room and living room.

SITTING ROOM

12'0 x 11'3 (3.66m x 3.43m)

With PVCu double glazed bay window to the front. Ceiling cornice. Wall mounted gas fire. Radiator.

LIVING ROOM

15'6 x 14'2 (4.72m x 4.32m)

PVCu double glazed window overlooking the south facing rear gardens. Living flame gas fire with marble effect insert and hearth. Two radiators. Television aerial point. Ceiling cornice.

DINING ROOM

13'7 x 8'3 (4.14m x 2.51m)

With PVCu double glazed window to the side. Radiator. Ceiling cornice. Television aerial point. Door to integral garage.

KITCHEN

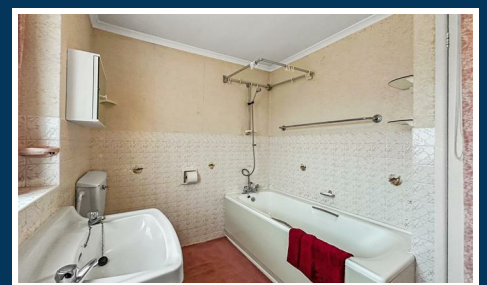
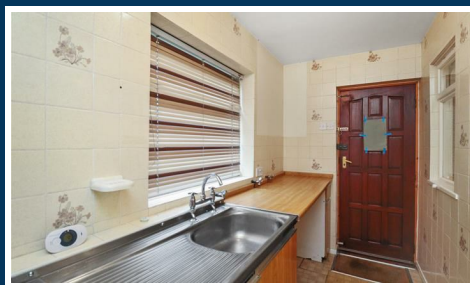
14'4 x 7'9 (4.37m x 2.36m)

Fitted with a range of hardwood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker and fridge freezer. Tiled walls. Radiator. Dual aspect PVCu double glazed windows. Tiled splashback.

UTILITY

10'7 x 4'11 (3.23m x 1.50m)

With work surface with base units beneath and plumbing for washing machine. Space for dryer. Wall mounted Worcester gas central heating boiler. PVCu double glazed window to the rear. Door to the side. Tiled walls.



CLOAKROOM

With WC. Tiled walls. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Loft access hatch. Fitted storage cupboard.

BEDROOM 1

13'1 x 10'6 (3.99m x 3.20m)

PVCu double glazed bay window to the front. Fitted wardrobes. Television aerial point. Picture rail. Radiator.

BEDROOM 2

11'3 x 10'6 (3.43m x 3.20m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator. Picture rail. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

15'9 x 10'0 (4.80m x 3.05m)

PVCu double glazed windows to the front and side. Ceiling cornice. Radiator.

BEDROOM 4

7'0 x 6'2 (2.13m x 1.88m)

PVCu double glazed window to the front. Radiator. Picture rail.

STUDY

6'2 x 5'9 (1.88m x 1.75m)

With fitted storage cupboard. PVCu double glazed window to the rear. Leaded and stained glass panelled door.

BATHROOM

10'0 x 6'9 (3.05m x 2.06m)

With a suite comprising panelled bath with mixer shower, wash hand basin and WC. Radiator. Opaque PVCu double glazed window to the rear. Half tiled walls. Airing cupboard.

OUTSIDE

GARAGE

Up and over door to the front. Radiator. Light and power. Fitted storage units. Opaque PVCu double glazed window to the side. Door to the side car port.

To the front of the property there are gates leading onto the driveway which provides ample off road parking and has adjacent lawned gardens. The drive provides access to the integral garage and there are double gates and pedestrian gate leading to the side car port.

Immediately to the rear there is a patio seating area with delightful lawns beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "E"

TENURE

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

NOTE

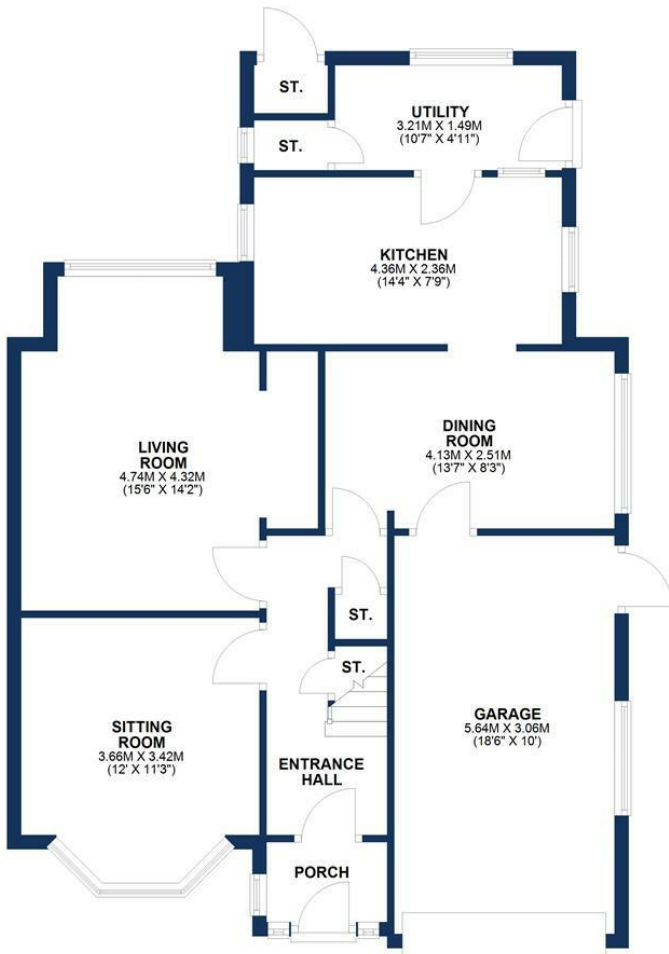
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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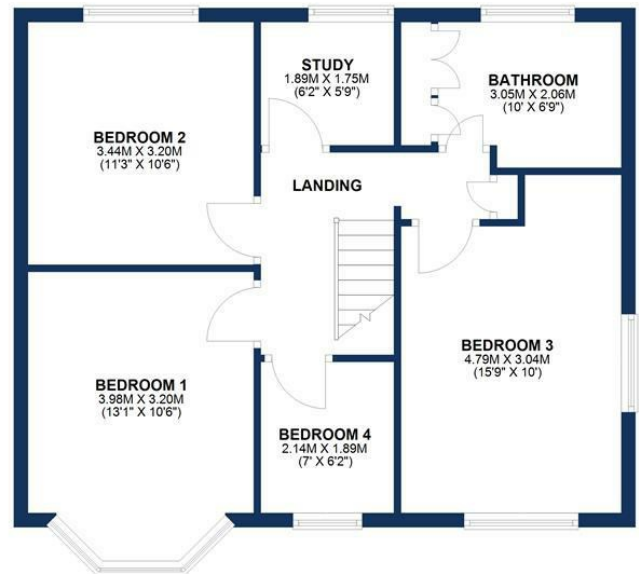
GROUND FLOOR

APPROX. 84.7 SQ. METRES (911.4 SQ. FEET)



FIRST FLOOR

APPROX. 58.8 SQ. METRES (632.8 SQ. FEET)



TOTAL AREA: APPROX. 143.5 SQ. METRES (1544.2 SQ. FEET)

Floorplan for illustrative purposes only



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