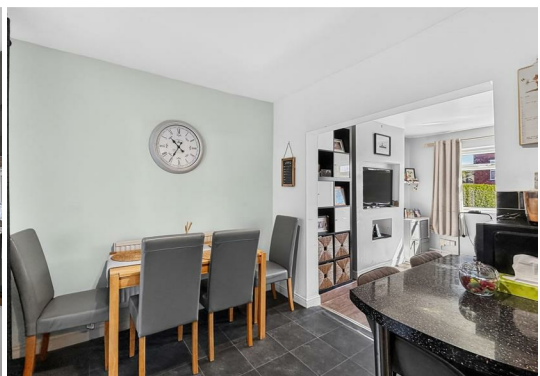




17 LADYBROOK AVENUE | TIMPERLEY

£450,000

A superbly proportioned extended semi detached family home with extensive gardens. The accommodation briefly comprises entrance hall which leads onto a large front sitting room which in turn opens onto the dining kitchen at the rear with a comprehensive range of units with double doors leading onto the rear decked seating area with gardens beyond. Off the dining kitchen is also access to the separate annex which provides a bedroom with adjacent en-suite shower room/WC and a living area with separate access to the side. To the first floor there are three excellent double bedrooms and family bathroom/WC. Externally there is ample off road parking to the front whilst to the rear the gardens are extensive and incorporate paved and decked seating areas plus lawned gardens all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6DT

DESCRIPTION

A superbly proportioned and extended semi detached family home occupying an ideal position close to Timperley village centre and within the catchment area of highly regarded primary and secondary schools particularly with Heyes Lane Primary School on the doorstep. Upon entering the property the entrance hall provides access to the front sitting room which in turn opens onto the rear dining kitchen. The kitchen is fitted with a comprehensive range of white units and has double doors leading onto the decked seating area with further paved seating area and lawned gardens beyond. Also off the kitchen is access to the extended annex which provides a living area with separate doorway to the side and internal doorway to the bedroom with adjacent shower room/WC. This is a superb addition to the property and ideal for older family members.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally the flagged drive provides ample off road parking and there is gated access towards the rear. To the rear there are decked and paved patio seating areas plus separate lawned garden enclosed with fence borders all of which benefit from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home an viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'0" x 6'2" (3.35m x 1.88m)

PVCu double glazed door to the side. Opaque PVCu double glazed window to the side. Radiator. Under stairs storage area. Fitted storage cupboard. Laminate flooring.

SITTING ROOM

15'4" x 11'9" (4.67m x 3.58m)

PVCu double glazed window to the front. Laminate flooring. Radiator. Television aerial point. Telephone point. Opening to:

DINING KITCHEN

22'1" x 8'5" (6.73m x 2.57m)

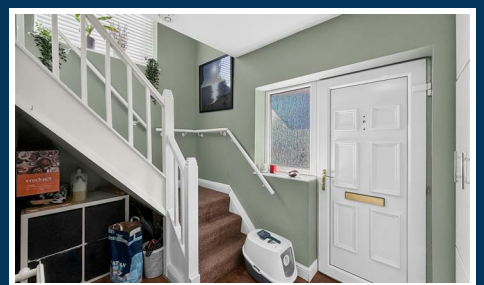
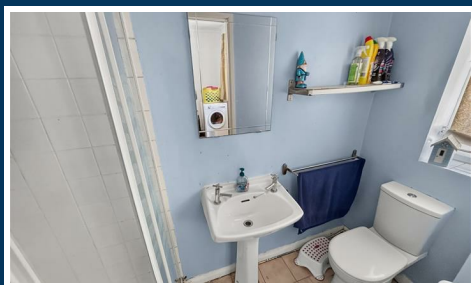
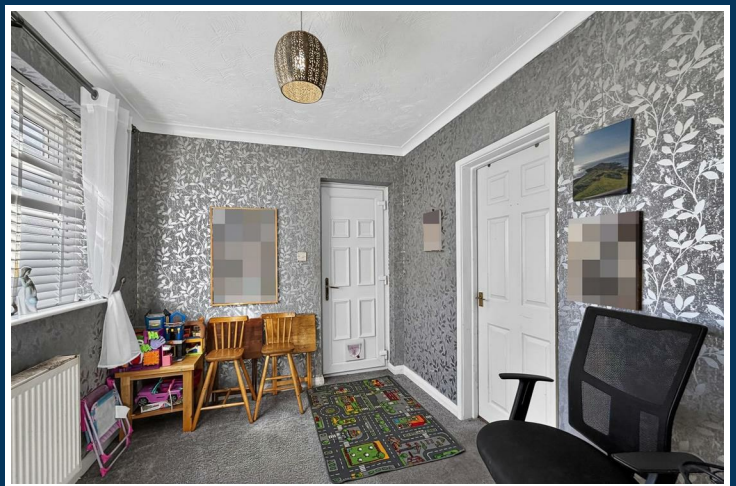
Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating a sink unit with drainer plus breakfast bar. Space for Range oven, American style fridge freezer and plumbing for washing machine. Stainless steel splashback and extractor hood. Integrated dishwasher. Tiled splashback. Ample space for table and chairs. Radiator. PVCu double glazed window to the rear. PVCu double glazed double doors provided access to the rear gardens. Wall mounted Worcester combination gas central heating boiler.

ANNEX COMPRISING:

LIVING AREA

10'4" x 8'5" (3.15m x 2.57m)

With PVCu double glazed window to the front. PVCu double glazed door providing separate access to the side. Radiator. Ceiling cornice. Doorway to:



BEDROOM 4

10'7" x 8'4" (3.23m x 2.54m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice. Opening to:

EN-SUITE

8'0" x 3'4" (2.44m x 1.02m)

With a white suite with chrome fittings comprising tiled shower cubicle. Pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled floor. Extractor fan.

FIRST FLOOR

LANDING

PVCu double glazed window to the front. Loft access hatch.

BEDROOM 1

12'2" x 11'9" (3.71m x 3.58m)

PVCu double glazed window to the front. Loft access hatch.

BEDROOM 2

12'2" x 11'2" (3.71m x 3.40m)

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

BEDROOM 3

9'10" x 9'4" (3.00m x 2.84m)

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

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Tiled walls. Opaque PVCu double glazed window to the side. Radiator. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged drive provides off road parking and there is gated access to the rear.

To the rear there is a decked seating area accessed via the dining kitchen which in turn leads onto a large patio seating area plus adjacent lawned garden enclosed with fence borders. The rear gardens have a high degree of privacy and also benefit from a westerly aspect to enjoy the afternoon and evening sun. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

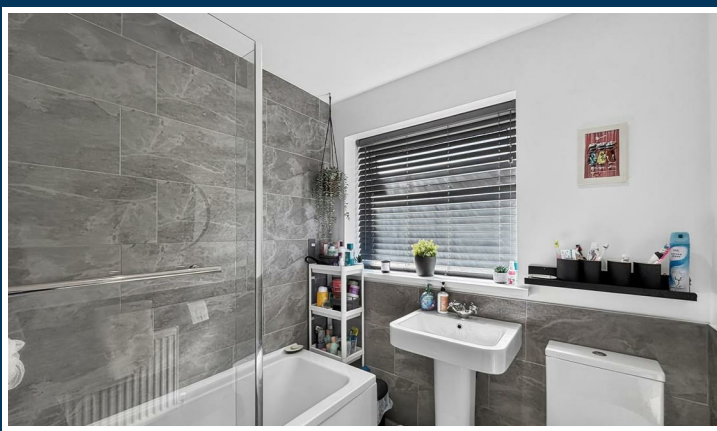
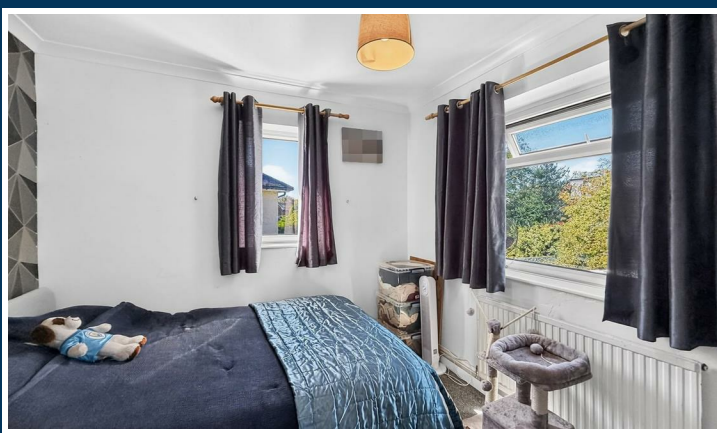
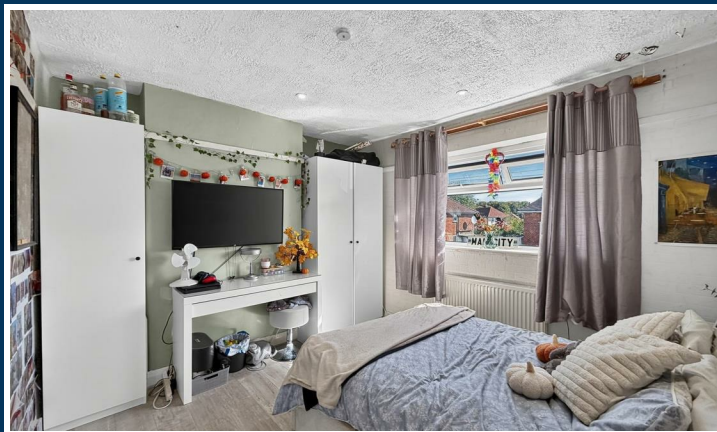
Trafford Band "B"

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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TOTAL AREA: APPROX. 101.8 SQ. METRES (1096.3 SQ. FEET)
Floorplan for illustrative purposes only



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