IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

8 THORNDALE COURT | TIMPERLEY

OFFERS OVER £245,000

NO ONWARD CHAIN GARAGE INCLUDED*** A superbly proportioned and presented first floor apartment that needs to be seen to be appreciated. The accommodation briefly comprises secure communal entrance hall, private entrance hall, superb open plan sitting/dining room overlooking the communal gardens at the front and opening onto a fitted kitchen, two bedrooms and bathroom/WC. Views towards the tree lined gardens at the front and rear. Single garage and numbered parking space. Ideally located within close proximity to Timperley village centre and Altrincham town centre. Viewing is essential to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 7SE

DESCRIPTION

This well proportioned and presented first floor apartment is available with no onward chain. The property occupies an excellent location close to Timperley village centre with local shops also over the road and with Altrincham town centre a 5 minute drive.

Standing within mature communal tree lined grounds there is a communal parking area with residents and visitors allocated parking and the property also benefits from a single garage.

The accommodation is approached via a secure communal entrance hall with stairs to first floor and private entrance hall beyond. Towards the front of the property is an open plan sitting/dining room with door leading onto the adjacent fitted kitchen with a comprehensive range of high gloss cream wall and base units. Both the kitchen and reception rooms have views over the tree lined grounds to the front. There are two good sized bedrooms and bathroom/WC. Gas fired central heating has been installed together with PVCu double glazing throughout.

Timperley is well placed for access to the surrounding network of motorways and Manchester International Airport. The village centre is a 1/2 mile away and the market town of Altrincham nearby with the Metrolink commuter service into Manchester, from Altrincham or Navigation Road, which is a 15 minute walk away. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb apartment and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure communal door. Stairs to first floor.

FIRST FLOOR

PRIVATE ENTANCE HALL

PVCu double glazed front door. Loft access hatch. Radiator.

OPEN PLAN SITTING/DINING ROOM

19'0" x 14'5" (5.79m x 4.39m)

A superb reception room with ample space for living and dining suites. Two PVCu double glazed windows to the front and one to the side. Two radiators. Television aerial point. Telephone point.

KITCHEN

10'1" x 9'8" (3.07m x 2.95m)

Fitted with a comprehensive range of cream high gloss wall and base units with work surface over incorporating a sink unit. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted Vaillant combination gas central heating boiler recently installed. PVCu double glazed window to the front. Tiled splashback.

BEDROOM 1

13'10" x 10'11" (4.22m x 3.33m)

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

BEDROOM 2
10'11" x 6'8" (3.33m x 2.03m)
PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

BATHROOM
8'11" x 5'4" (2.72m x 1.63m)
Fitted with a white suite with chrome fittings comprising panelled bath, separate tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Tiled walls. Extractor fan.

OUTSIDE

GARAGE
Up and over door to the front.

Allocated residents and visitors parking. The property benefits from one numbered space.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band C.

SERVICE CHARGE
The service charge which, includes buildings insurance, is currently set at £1800.00 pa payable to the Residents Owned Residents Association.

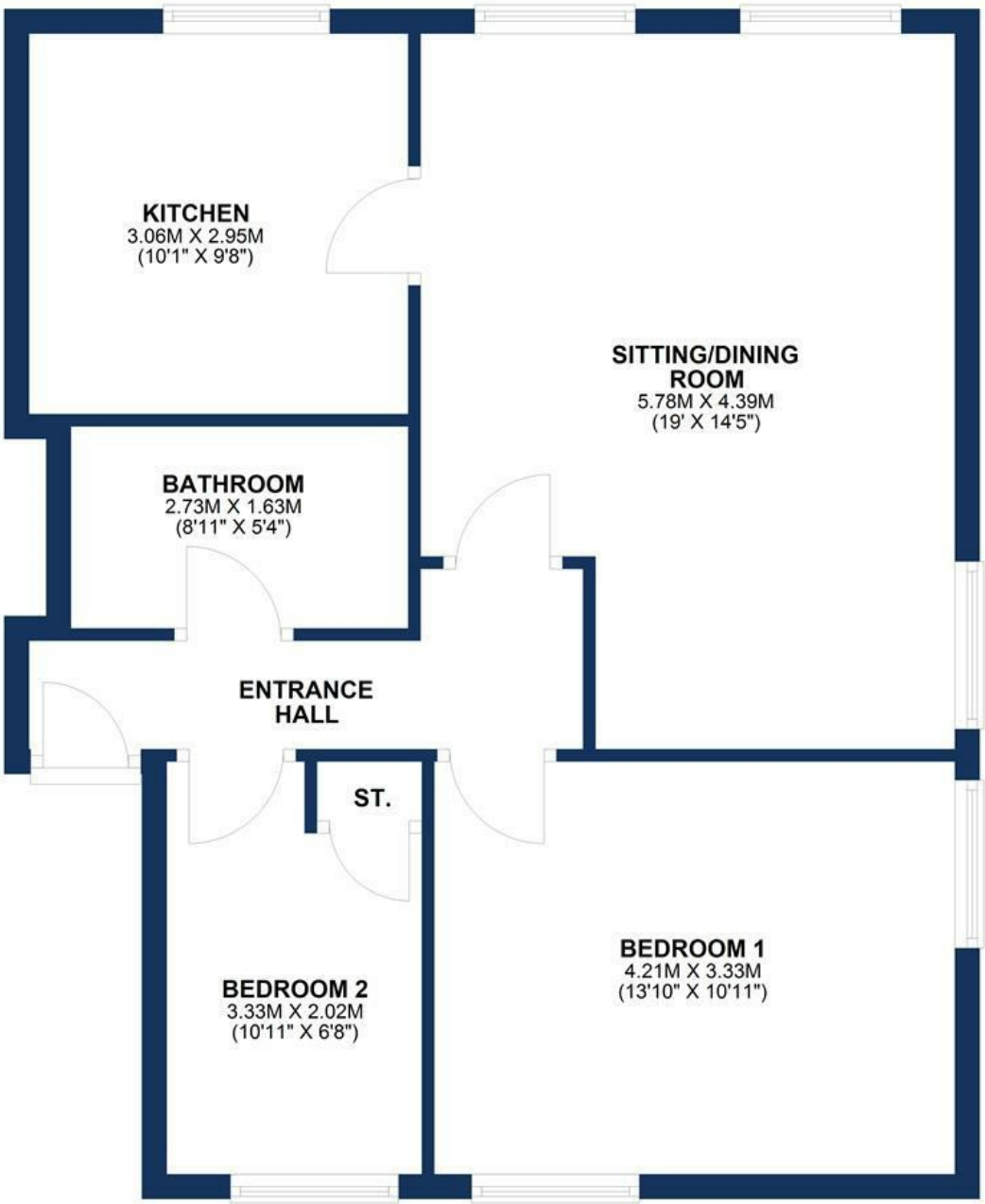
TENURE:
The property is held on a Leasehold basis - ground rent is £25 per annum. Full details will be provided by our clients Solicitor.

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.

FIRST FLOOR

APPROX. 64.5 SQ. METRES (694.2 SQ. FEET)



TOTAL AREA: APPROX. 64.5 SQ. METRES (694.2 SQ. FEET)

Floorplan for illustrative purposes only

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