



9 ACRESFIELD ROAD | TIMPERLEY

£425,000

***NO ONWARD CHAIN** A traditional bay fronted semi detached family home with superb rear gardens that need to be seen to be appreciated and ideally positioned in a popular residential location. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted living room plus sitting room to the rear with bay window housing French doors to the rear gardens, fitted kitchen with access to side utility room which in turn leads onto the rear gardens, three well proportioned bedrooms and family bathroom/WC to the first floor. Off road parking within the driveway and gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6HT

DESCRIPTION

Acresfield Road forms part of a highly desirable location within the catchment area of highly regarded primary and secondary schools and less than 1 mile from the village centre. Timperley Metrolink station is within easy reach providing a commuter service into Manchester.

The superbly proportioned accommodation is approached beyond an enclosed porch with an entrance hall which in turn leads onto the well proportioned bay fronted living room. Towards the rear is a large sitting room with bay window housing French doors leading onto the attractive rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of natural wood fronted units and with door leading onto a side utility room which in turn leads onto the rear gardens and attached garage.

At first floor level there are two excellent double bedrooms and a well proportioned single all serviced by the bathroom/WC fitted with a white suite with chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing throughout. Externally there is ample off road parking within the driveway and adjacent lawned gardens with gated access to the rear. To the rear the gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy.

A superb property with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door in matching side screen. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Spindle balustrade staircase to first floor. Natural wood flooring. Under stairs storage cupboard. Ceiling cornice. Radiator.

LIVING ROOM

13'10" x 12'0" (4.22m x 3.66m)

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

SITTING ROOM

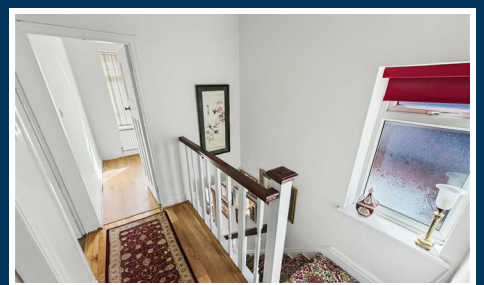
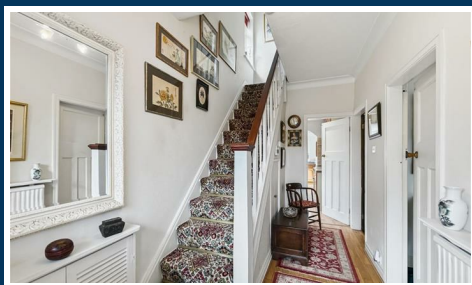
16'1" x 12'0" (4.90m x 3.66m)

With bay window to the rear housing PVCu double glazed French doors to the attractive rear gardens. Electric fireplace. Ceiling cornice. Radiator. Television aerial point.

KITCHEN

17'11" x 6'7" (5.46m x 2.01m)

Fitted with a comprehensive range of natural wood fronted units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker and fridge freezer. Radiator. Stainless steel extractor hood. Wall mounted Worcester combination gas central heating boiler. Recessed low voltage lighting. Radiator. Natural wood flooring. PVCu double glazed windows to both sides and overlooking the rear gardens. Tiled splashback.



UTILITY ROOM

7'6" x 4'3" (2.29m x 1.30m)

With work surface with plumbing for washing machine and space for dryer beneath. PVCu double glazed windows to the side and rear. Glass panelled door to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch. Natural wood flooring. Ceiling cornice.

BEDROOM 1

13'4" x 12'0" (4.06m x 3.66m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 2

13'4" x 12'0" (4.06m x 3.66m)

PVCu double glazed bay window to the front. Radiator. Cornice. Fitted wardrobes.

BEDROOM 3

8'0" x 6'8" (2.44m x 2.03m)

PVCu double glazed window to the front. Radiator. Laminate flooring. Ceiling cornice.

BATHROOM

8'1" x 6'7" (2.46m x 2.01m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Radiator.

OUTSIDE

GARAGE

17'2" x 7'9" (5.23m x 2.36m)

Up and over door to the front and door to the rear. Window to the side. Light.

To the front of the property the driveway provides off road parking and has adjacent lawned garden with gated access to the side.

To the rear the gardens are a particular feature and need to be seen to be appreciated and incorporate a patio seating area with extensive lawns beyond with well stocked flower beds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

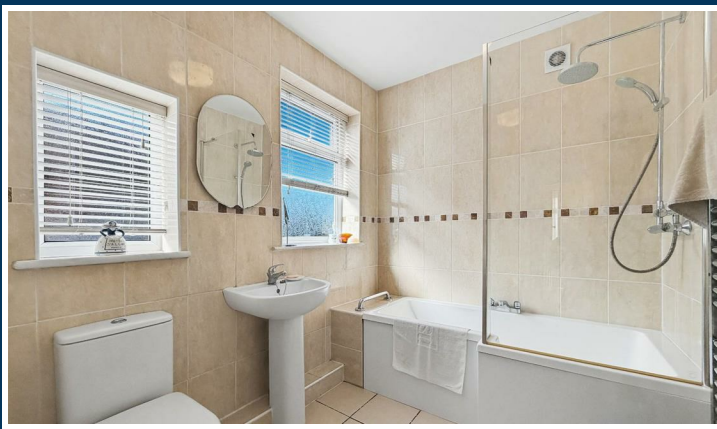
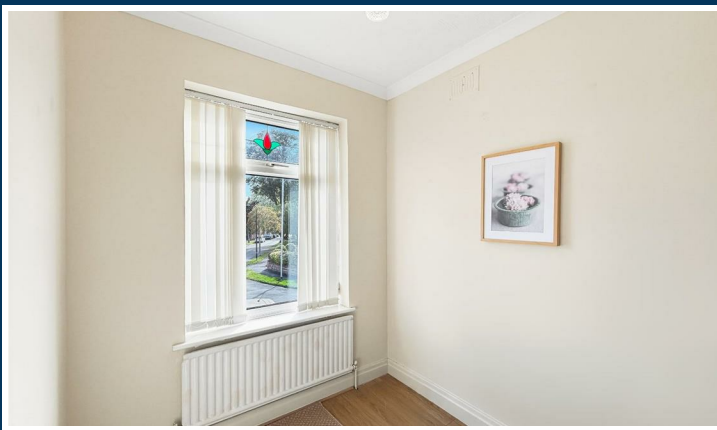
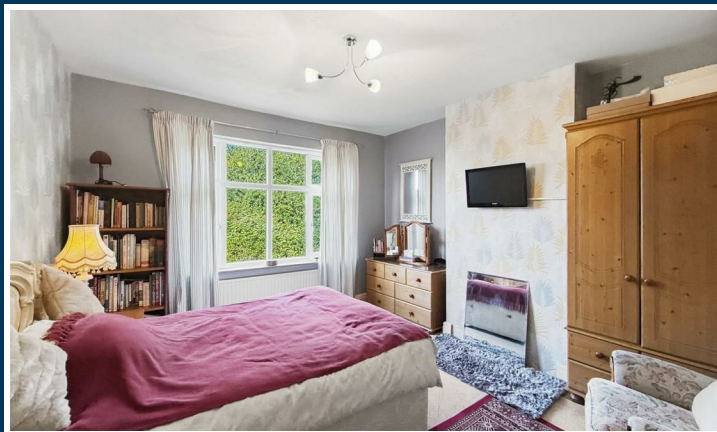
Trafford Band "D"

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.



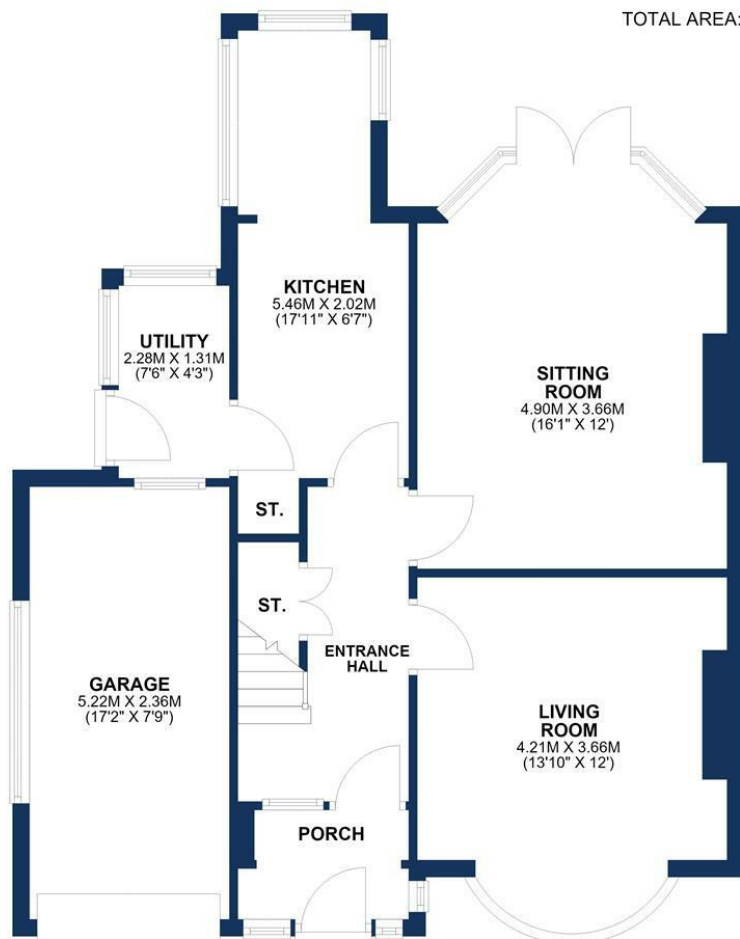
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GROUND FLOOR

APPROX. 65.2 SQ. METRES (701.7 SQ. FEET)

TOTAL AREA: APPROX. 109.1 SQ. METRES (1174.8 SQ. FEET)

Floorplan for illustrative purposes only



FIRST FLOOR

APPROX. 44.0 SQ. METRES (473.1 SQ. FEET)



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