IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









56 DALE GROVE | TIMPERLEY

OFFERS OVER £450,000

NO ONWARD CHAIN An extended semi detached family home in a sought after location superbly proportioned throughout but representing an exciting opportunity to re-model to individual taste. The accommodation briefly comprises entrance hall, bay fronted sitting room plus dining room to the rear with doors onto the rear gardens, L shaped breakfast kitchen with adjacent store room and WC and access to the rear gardens, four bedrooms to the first floor with family bathroom/WC. Off road parking within the driveway to the front whilst to the rear the gardens incorporate a block paved seating area with delightful lawned gardens beyond. Ideally located within close proximity to local shops, Navigation Road Metrolink station and importantly Wellington School. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6JY

DESCRIPTION

A traditional semi detached family home that has been extended towards the side and rear to provide superbly proportioned accommodation, beautifully proportioned throughout yet representing an exciting opportunity to re-model to individual taste.

The property stands within mature gardens and incorporates a driveway to the front whilst to the rear is a block paved patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy and complete with summer house.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room whilst towards the rear is a separate dining room overlooking the gardens and with double doors providing access to the gardens. Also positioned towards the rear of the property is an L shaped breakfast kitchen with access to the rear gardens and also an adjacent inner hallway which provides storage and leads onto the cloakroom/WC

To the first floor there are four bedrooms serviced by the family bathroom/WC.

The location is ideal being within easy reach of local shops on Brook Lane and Moss Lane. Navigation Road Metrolink station is close by and the property lies within the catchment area of highly regarded primary and secondary schools including Wellington School.

A fine family home with plenty of further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
14'3" x 6'2" (4.34m x 1.88m)
With PVCu double glazed front door. Laminate wood flooring. Spindle balustrade staircase to first floor. Dado rail. Radiator. Television aerial point. Under stairs storage cupboard.

SITTING ROOM
13'4" x 10'11" (4.06m x 3.33m)
With PVCu double glazed bay window to the front. Radiator. Dado rail. Sliding glass panelled doors to:

DINING ROOM
11'11" x 10'11" (3.63m x 3.33m)
With PVCu double glazed double doors to the rear garden. Laminate wood flooring. Dado rail. Radiator. Ceiling cornice.

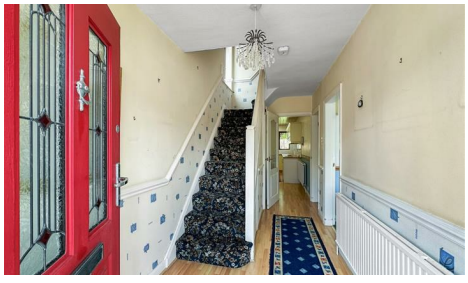
BREAKFAST KITCHEN
17'1" x 11'0" (5.21m x 3.35m)
Fitted with a comprehensive range of wall and base units with work surface over incorporating Belfast style sink unit. Integrated double oven/grill plus four ring gas hob with extractor hood over. Space for fridge and freezer plus space for dryer and plumbing for washing machine. Tiled splashback. Timber framed double glazed window overlooking the rear garden. Door provides access to the rear gardens. Laminate wood flooring. Radiator.

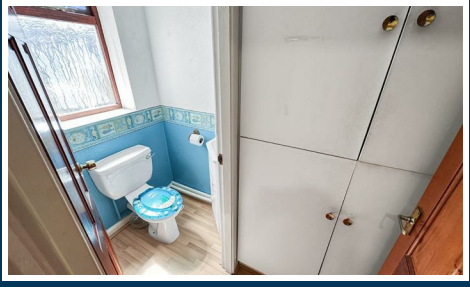
INNER HALLWAY
Laminate wood flooring. Cupboard housing combination gas central heating boiler.











WC
With WC and vanity wash basin. Opaque timber framed double glazed window to the front. Laminate wood flooring. Radiator.

FIRST FLOOR

LANDING
Opaque window to the side. Dado rail. Loft access hatch. Radiator.

BEDROOM 1
13'4" x 10'11" (4.06m x 3.33m)
With PVCu double glazed bay window to the front. Laminate wood flooring. Fitted wardrobes. Radiator. Telephone point. Dado rail.

BEDROOM 2
11'11" x 10'11" (3.63m x 3.33m)
With timber framed double glazed window to the rear overlooking the gardens. Radiator.

BEDROOM 3
11'0" x 8'5" (3.35m x 2.57m)
With timber framed double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 4
6'9" x 6'2" (2.06m x 1.88m)
PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BATHROOM
8'4" x 7'11" (2.54m x 2.41m)
Fitted with a suite comprising panelled bath with mixer shower, tiled shower cubicle, wash hand basin and WC. Tiled walls. Opaque window to the front. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE
To the front of the property the drive provides off road parking and there is gated access towards the side. To the rear the gardens incorporate a block paved patio seating area with delightful lawned gardens beyond with well stocked flower beds all enjoying a high degree of privacy. There is the added benefit of a summer house within the garden and also an external water feed.

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.



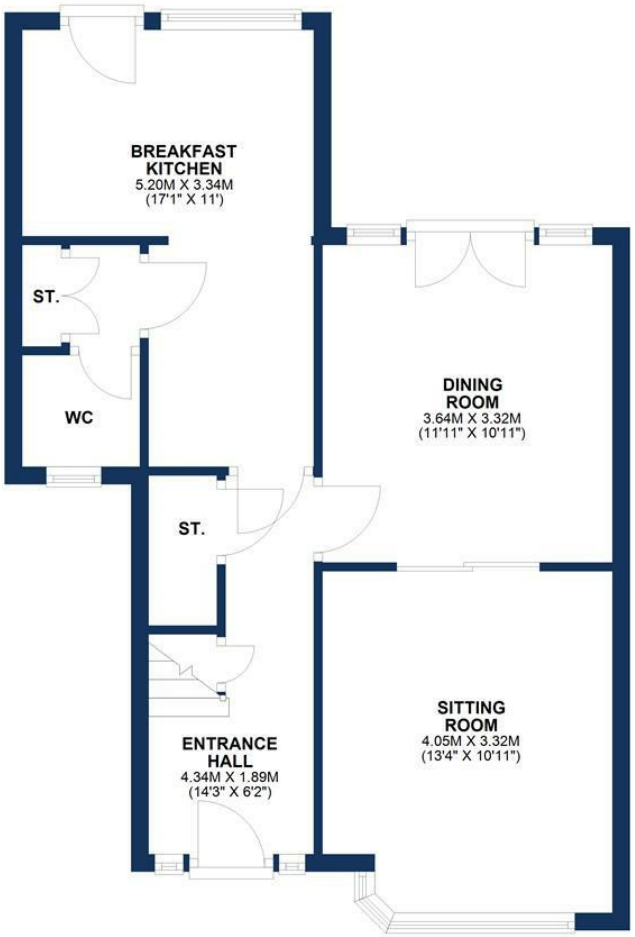






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GROUND FLOOR
APPROX. 50.8 SQ. METRES (546.4 SQ. FEET)



FIRST FLOOR
APPROX. 50.1 SQ. METRES (539.0 SQ. FEET)



TOTAL AREA: APPROX. 100.8 SQ. METRES (1085.5 SQ. FEET)

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