



124 STOCKPORT ROAD | TIMPERLEY

OFFERS OVER £475,000

NO ONWARD CHAIN A superbly presented semi detached family home that has undergone a recent programme of modernisation and extension and lies within walking distance of Timperley village centre and within the catchment area of highly regarded primary and secondary schools including The Willows and Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room, impressive L shaped open plan living dining kitchen with double doors to the rear garden and door to the front, ground floor shower room/WC and separate utility cupboard, three bedrooms and family bathroom/WC to the first floor. To the front of the property there is ample off road parking within the block paved driveway and gated access to the rear. To the rear the gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day and also house a detached store. Viewing is highly recommended.

POSTCODE: WA15 7SR

DESCRIPTION

A traditional semi detached family home in a sought after location which is beautifully presented and needs to be seen to be appreciated. The accommodation has been extended and re-planned and an enclosed porch leads onto the welcoming entrance hall which in turn leads onto the bay fronted dining room. To the rear is an impressive L shaped open plan living dining kitchen fitted with a range of contemporary high gloss units and with doors leading onto the south facing rear gardens and also with door to the side. The ground floor accommodation is completed by the newly installed shower room/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally there is ample off road parking within the block paved driveway and there is gated access towards the rear.

To the rear the gardens have been paved for easy maintenance with well stocked flowerbeds and benefit from a southerly aspect to enjoy the sun all day. The rear gardens also have a detached store.

The property is well placed being in the catchment area of highly regarded primary and secondary schools including The Willows and Wellington School and also lies within easy reach of Timperley village centre and Altrincham town centre is a little further distant.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Laminate flooring. Glass panelled door to:

ENTRANCE HALL

With stairs to first floor. Radiator. Recessed low voltage lighting. Laminate flooring. Understairs storage cupboard.

DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

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

OPEN PLAN LIVING DINING KITCHEN

22'8" x 21'7" (6.91m x 6.58m)

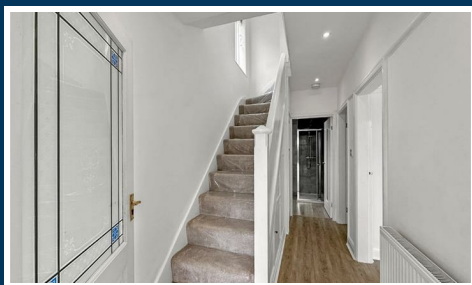
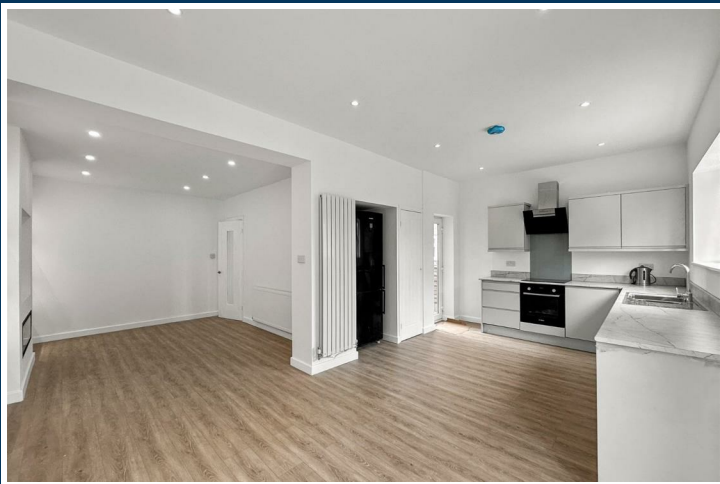
An impressive open plan space comprising:

LIVING AREA

With electric fireplace. Laminate flooring. Recessed shelving with lighting. Recessed low voltage lighting. Radiator. Opening to:

DINING KITCHEN

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated Bosch oven/grill plus NEFF four ring hob with extractor hood over. Space for fridge freezer. Laminate flooring. Space for dining suite. PVCu double glazed doors to the south facing rear gardens. PVCu double glazed window overlooking the rear garden. PVCu double glazed door to the side. Radiator. Recessed low voltage lighting. Adjacent utility cupboard with plumbing for washing machine and also housing the wall mounted combination gas central heating boiler.



SHOWER ROOM

6'6" x 5'7" (1.98m x 1.70m)

With a contemporary white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Laminate flooring. Tiled walls. Opaque PVCu double glazed window to the side. Heated towel rail. Recessed low voltage lighting.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM ONE

12'6" x 10'8" (3.81m x 3.25m)

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

BEDROOM TWO

11'10" x 10'8" (3.61m x 3.25m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Telephone point. Picture rail.

BEDROOM THREE

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

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

BATHROOM

8'5" x 6'0" (2.57m x 1.83m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Tiled walls. Extractor fan. Loft access hatch.

OUTSIDE

To the front of the property the block paved drive provides ample off road parking for several vehicles and there is gated access to the side.

To the rear the gardens are paved for easy maintenance and have well stocked flowerbeds and benefit from a southerly aspect to enjoy the sun all day. There is also the added benefit of a detached store and external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

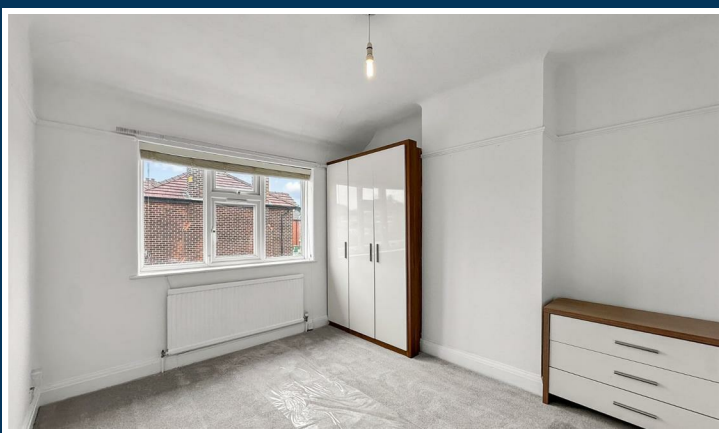
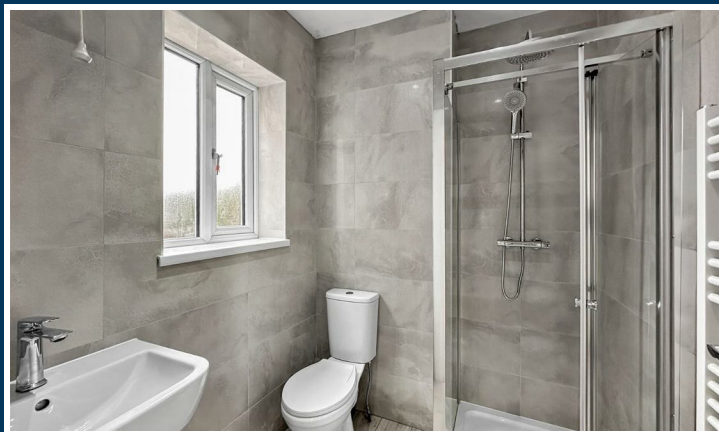
Trafford Borough Council Band 'C'

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years commencing 24th September 1934 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

NOTE

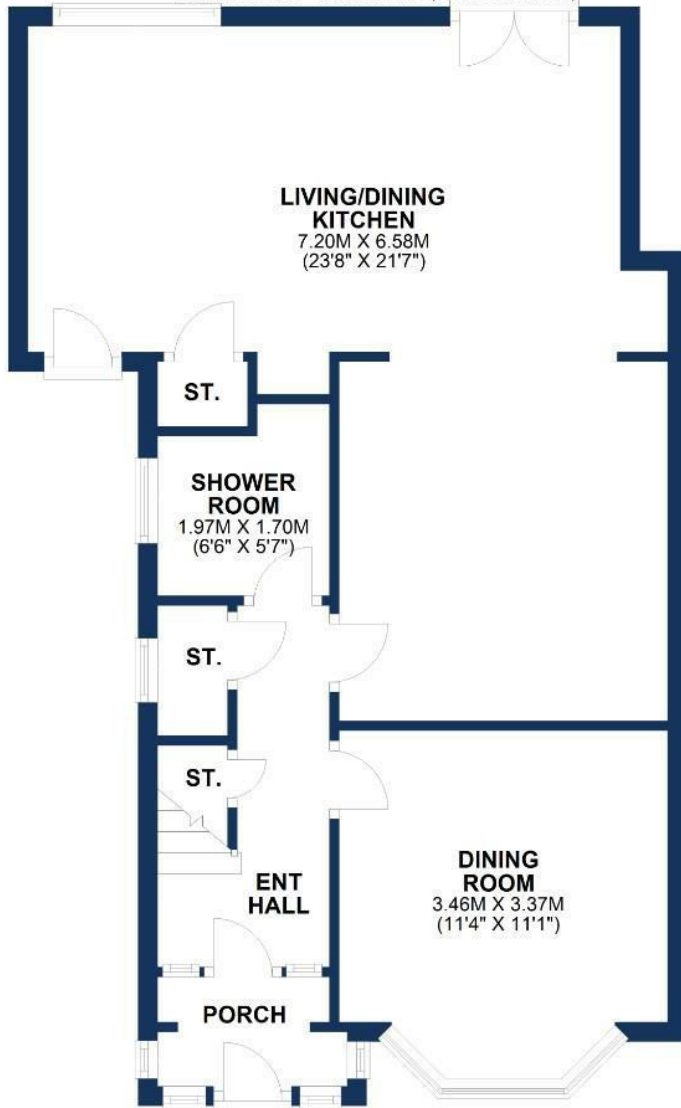
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

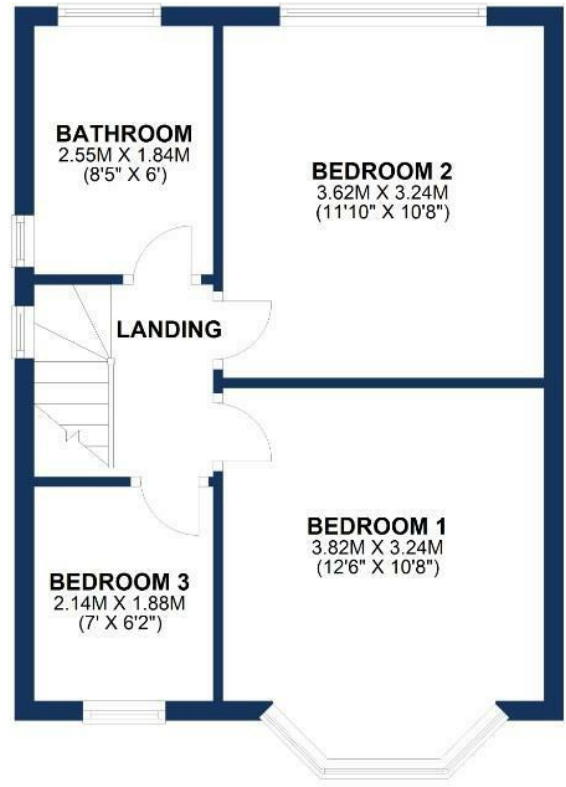
GROUND FLOOR

APPROX. 58.5 SQ. METRES (629.7 SQ. FEET)



FIRST FLOOR

APPROX. 36.7 SQ. METRES (394.8 SQ. FEET)



TOTAL AREA: APPROX. 95.2 SQ. METRES (1024.4 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