IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

2 DRAYTON GROVE | TIMPERLEY

£795,000

NO ONWARD CHAIN A superbly presented detached family home in an ideal cul de sac location which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, bay fronted dining room whilst to the rear is a separate living room with doors onto the rear gardens, fitted breakfast kitchen with adjacent utility room leading onto the sitting room and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are four well proportioned bedrooms serviced by the bathroom/WC. Externally the property occupies a corner plot with gardens to three sides and the driveway provides off road parking. Viewing is highly recommended.

POSTCODE: WA15 7PZ

DESCRIPTION

A superbly presented detached family home nestled within this quiet yet convenient cul de sac where viewing is essential to appreciate the standard of accommodation on offer.

The accommodation is approached via a welcoming entrance hall which provides access onto a bay fronted dining room whilst to the rear is a large sitting room over 20' in length and with double doors leading onto the attractive rear gardens. There is a fitted kitchen with a comprehensive range of units and with space for table and chairs and opening onto a separate utility room. Adjacent to the utility room is a useful sitting room or study with bay window to the side. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are four well proportioned bedrooms the principal benefitting from fitted wardrobes and dressing table. All bedrooms are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property there is pedestrian access flanked by lawned gardens and hedge borders which continue to either side. Towards the side the driveway also provides off road parking whilst to the rear the gardens are laid mainly to lawn with an adjacent decked seating area accessed via the living room. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of local shops of Shaftesbury Avenue and with Timperley village and Altrincham town centre a little further distant. The property also lies within walking distance of Altrincham Municipal Golf Course.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
15'2" x 7'5" (4.62m x 2.26m)

With composite front door. PVCu double glazed window to the side. Triangular opaque window to the front. Radiator. Stripped floorboards. Spindle balustrade staircase to first floor. Telephone point.

DIINING ROOM
15'3" x 12'4" (4.65m x 3.76m)

With PVCu double glazed bay window to the front. PVCu double glazed window to the side. Stripped floorboards. Living flame gas fire with tiled insert and timber surround and granite hearth. Radiator. Ceiling cornice.

LIVING ROOM
20'7" x 12'4" (6.27m x 3.76m)

With a focal point of a living flame gas fire with granite hearth. Natural wood flooring. Two double glazed windows to the side plus doors providing access to the decked seating area with south facing lawns beyond. Television aerial point. Radiator.

BREAKFAST KITCHEN
15'5" x 12'3" (4.70m x 3.73m)

With a comprehensive range of wood wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for oven, fridge and freezer. Integrated dishwasher. Stainless steel extractor hood. PVCu double glazed windows to the front and side. Tiled splashback. Tiled floor. Recessed low voltage lighting. Radiator. Space for table and chairs.

UTILITY
10'3" x 6'5" (3.12m x 1.96m)

With a range of white wall and base units with natural wood work surface. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Cupboard housing combination gas central heating boiler.

SITTING ROOM
10'3"x 10'0" (3.12mx 3.05m)
A versatile room which could also be used as a playroom or study and with PVCu double glazed window to the side. Radiator.

CLOAKROOM
With WC and vanity wash basin. Tiled splashback. Radiator.

FIRST FLOOR

LANDING
PVCu double glazed window to the side.

BEDROOM 1
15'8" x 12'4" (4.78m x 3.76m)
With fitted wardrobes and dressing table. PVCu double glazed bay window to the front and PVCu double glazed window to the side. Radiator.

BEDROOM 2
13'0" x 12'4" (3.96m x 3.76m)
PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 3
12'3" x 8'9" (3.73m x 2.67m)
PVCu double glazed window to the front and side. Radiator.

BEDROOM 4
7'7" x 7'6" (2.31m x 2.29m)
Two PVCu double glazed window to the front. Radiator.

BATHROOM
8'3" x 7'0" (2.51m x 2.13m)
Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower enclosure, pedestal wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Loft access hatch.

OUTSIDE
To the front of the property there is pedestrian access flanked by lawned gardens with hedge borders which continue to both sides. To the side the driveway provides off road parking and there is gated access to the rear gardens which incorporate a decked seating area accessed off the living room and with delightful lawned gardens beyond with hedge and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "E"

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.

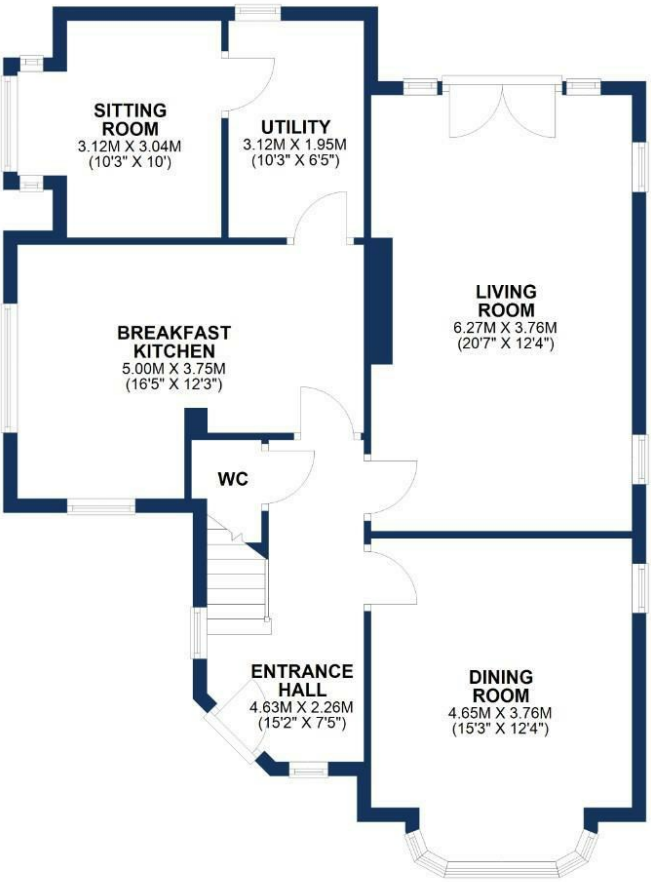
Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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. 82.4 SQ. METRES (886.6 SQ. FEET)

TOTAL AREA: APPROX. 141.8 SQ. METRES (1525.9 SQ. FEET)

Floorplan for illustrative purposes only



FIRST FLOOR

APPROX. 59.4 SQ. METRES (639.3 SQ. FEET)

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