



## 9 OAKLEIGH AVENUE | TIMPERLEY

OFFERS OVER £600,000

This semi detached family home is beautifully presented and has been fully refurbished and extended by our clients to create a superb family home occupying an enviable cul de sac location close to Timperley Metrolink station, the village centre and in the catchment of excellent primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, impressive open plan living dining kitchen with adjacent utility room and cloakroom/WC, three bedrooms and bathroom/WC and additional WC to the first floor. Externally there is off road parking within the driveway with access to the side. Towards the rear the gardens have been landscaped and enjoy a high degree of privacy and also provide a separate home office/gym with full services. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6QT

## DESCRIPTION

This semi detached family home occupies an enviable position within this quiet cul de sac ideally located being within easy reach of Timperley Metrolink station and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is beautifully presented and superbly proportioned throughout and has been extended and fully modernised in recent years and needs to be seen to be appreciated. The property is approached via an enclosed porch which leads onto the entrance hall with original front door in leaded and stained glass adding to the character and charm that continues throughout combined with contemporary fittings. Towards the front of the property is an elegant sitting room whilst to the rear the extension has created a superb open plan living dining kitchen with bi folding doors leading onto the newly landscaped gardens. The kitchen is fitted with contemporary units and incorporates fittings of quality including a central island and provides ample space for living and dining suites. Adjacent to the open plan space is a separate utility room again well proportioned and with access to the side. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms the master benefiting from fitted wardrobes and the family bathroom is fitted with a contemporary white suite plus additional separate WC.

Externally there is off road parking within the driveway with gated access then leading to the side.

To the rear the gardens have been landscaped and incorporate a large composite decked seating terrace with delightful lawned gardens beyond and with the added benefit of a sunken seating area and with attractive timber fencing within inset lighting. There is also the added benefit of a detached outbuilding versatile in use as a home office or gym with bi folding doors and full light, power and insulation and also with underfloor heating.

A fine family home and viewing is essential to appreciate the standard of presentation and accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

With double glass panelled doors. Tiled floor.

#### ENTRANCE HALL

With original hardwood leaded and stained glass front door with matching side screen. Tiled floor. Picture rail. Recessed low voltage lighting. Spindle balustrade staircase to first floor. Radiator.

#### SITTING ROOM

13'5" x 11'6" (4.09m x 3.51m)

PVCu double glazed bay window to the front. Ceiling cornice. Recessed low voltage lighting. Radiator.

#### OPEN PLAN LIVING DINING KITCHEN

22'5" x 22'1" (6.83m x 6.73m)

A superb open plan space with a comprehensive range of contemporary white units with contrasting black fittings and work surface incorporating a sink unit and central island housing the induction hob and breakfast bar. Integrated oven/grill plus additional combination microwave oven, fridge and freezer and dishwasher. Ample space for living and dining suites. Sliding doors provide access onto the attractive rear gardens. Radiator. Recessed low voltage lighting. Velux windows to the rear. PVCu double glazed window to the side.

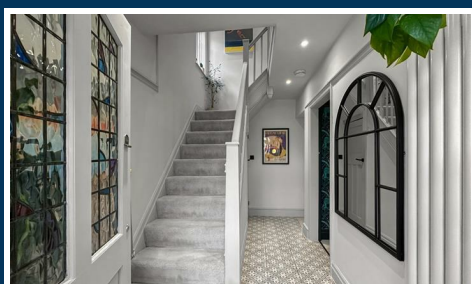
#### UTILITY ROOM

10'0" x 5'0" (3.05m x 1.52m)

With a continuation of the units from the kitchen and with work surface incorporating a sink unit and with space beneath for washing machine and drier. Tiled splashback. Cupboard housing recently installed combination gas central heating boiler. Door providing access to the side. Heated towel rail. Recessed low voltage lighting.

#### CLOAKROOM

With WC and corner wash hand basin. Tiled floor.



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

13'8" x 11'0" (4.17m x 3.35m)

With PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Picture rail. Recessed low voltage lighting.

### BEDROOM 2

13'5" x 11'0" (4.09m x 3.35m)

PVCu double glazed window to the rear. Radiator. Picture rail. Recessed low voltage lighting.

### BEDROOM 3

7'11" x 7'2" (2.41m x 2.18m)

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

### BATHROOM/WC

7'2" x 6'4" (2.18m x 1.93m)

Fitted with a white suite comprising panelled bath with shower over, WC and vanity wash basin. PVCu double glazed window to the rear. Tiled walls and floor. Extractor fan. Heated towel rail.

### ADDITIONAL WC

With WC and wash hand basin. PVCu double glazed window to the side. Tiled floor.

### OUTSIDE

To the front of the property the gravel driveway provides off road parking and there is gated access to the rear.

The rear gardens incorporate a composite decked seating terrace with superb lawned gardens beyond with additional sunken seating area all enclosed with timber fencing with inset lighting.

### OFFICE/GYM

17'7" x 8'1" (5.36m x 2.46m)

A superb addition to the property with bi folding doors to the front and with full light, power and insulation plus underfloor heating.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

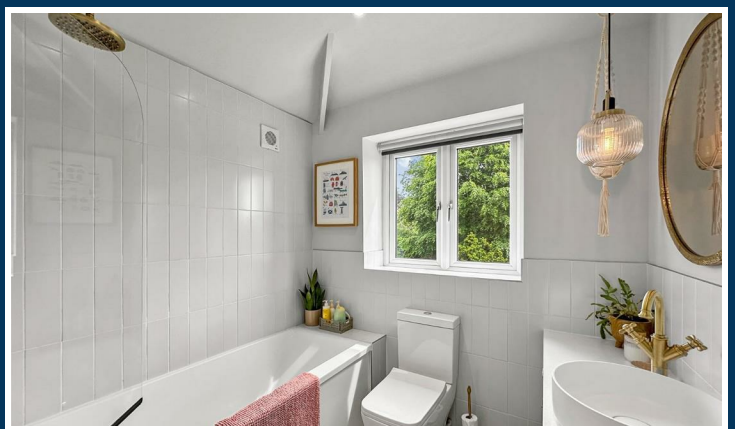
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### TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

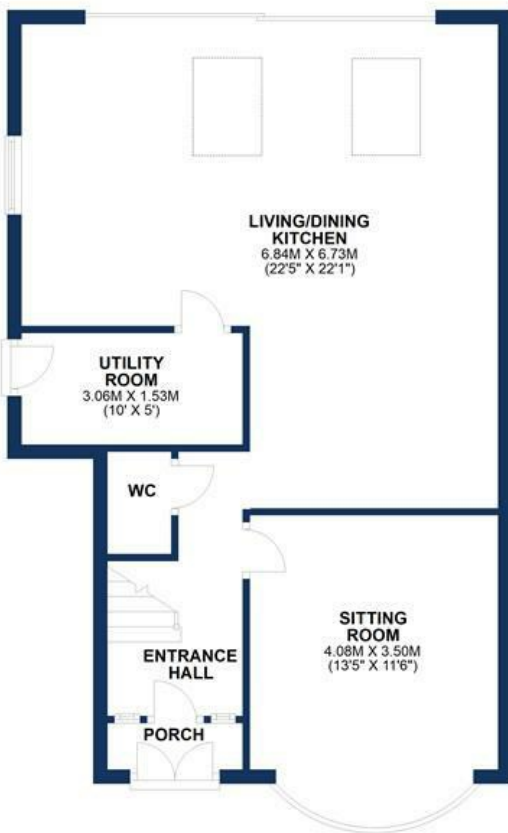
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



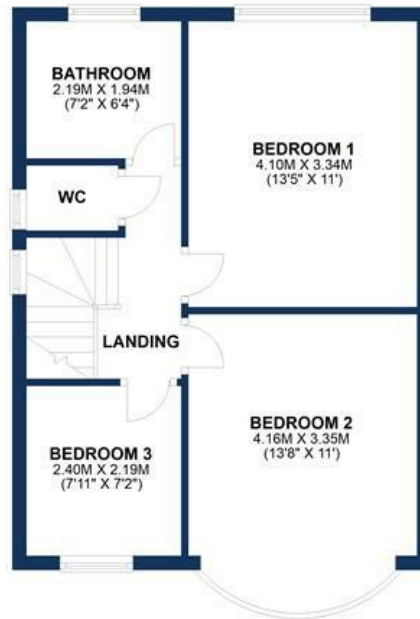
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**GROUND FLOOR**  
APPROX. 79.0 SQ. METRES (849.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 42.1 SQ. METRES (453.6 SQ. FEET)



TOTAL AREA: APPROX. 121.1 SQ. METRES (1303.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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