



24 DALE GROVE | TIMPERLEY

OFFERS IN THE REGION OF £400,000

*****NO ONWARD CHAIN***** An exciting opportunity to purchase a traditional semi detached family home in a sought after location providing any prospective purchaser the opportunity to re-model and extend to individual taste subject to the relevant permissions being obtained. The existing accommodation briefly comprises entrance hall, front dining room with double doors leading onto an extended rear sitting room with doors onto the rear gardens, fitted kitchen with shower room/WC off, three bedrooms and bathroom/WC to the first floor. The driveway to the front provides off road parking and access to the garage to the rear. The rear gardens are paved for easy maintenance. Viewing is essential to appreciate the potential on offer.

POSTCODE: WA15 6JY

DESCRIPTION

A traditional semi detached family home in need of updating and in a sought after residential location. The position is ideal being in the catchment area of highly regarded primary and secondary schools within Timperley and within walking distance of Wellington School. There are local shops close by as is the Metrolink station providing a commuter service into Manchester.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted dining room off which double doors lead onto the separate sitting room. The sitting room has a focal point of a gas fire with exposed brick surround and there are double doors leading onto the rear garden. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood units and with space for all appliances and with shower room/WC off.

To the first floor there are three bedrooms, two of which benefit from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property the driveway provides off road parking and continues to the side leading to the detached garage. To the rear the gardens are paved for easy maintenance with mature hedge and fence borders.

A fine family home with much further potential by way of extension subject to the relevant permissions being obtained.

An exciting opportunity to remodel to individual taste.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Composite front door. Radiator. Stairs to first floor. Telephone point. Understairs storage cupboard.

DINING ROOM

12'11" x 11'0" (3.94m x 3.35m)

With PVCu double glazed bay window to the front. Focal point of a solid fuel burner set upon a tiled hearth. Dado rail. Double doors to:

SITTING ROOM

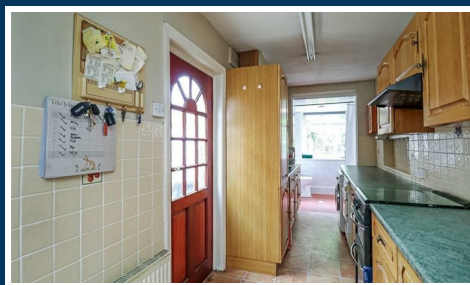
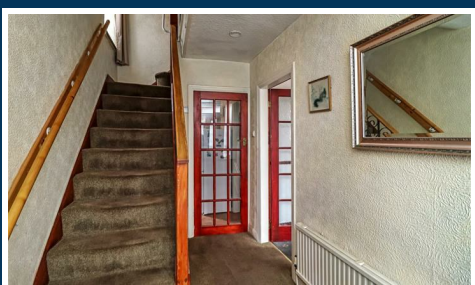
17'10" x 10'0" (5.44m x 3.05m)

With a focal point of a gas fire on a tiled hearth with exposed brick surround. Radiator. PVCu double glazed double doors provide access to the rear garden.

KITCHEN

17'2" x 6'1" (5.23m x 1.85m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Glass panelled door to the side. Access to downstairs storage cupboard which houses the Worcester combination gas central heating boiler.



SHOWER ROOM

6'1" x 5'0" (1.85m x 1.52m)

Set up as a wet room with shower, WC and wash hand basin. PVCu double glazed window to the rear.

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

12'10" x 11'0" (3.91m x 3.35m)

PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator. Television aerial point.

BEDROOM 2

12'0" x 11'0" (3.66m x 3.35m)

With PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 3

6'9" x 6'1" (2.06m x 1.85m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'3" x 6'1" (2.51m x 1.85m)

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

OUTSIDE

DETACHED GARAGE

Double doors to the front.

To the front of the property the flagged drive provides off road parking and continues to the side leading to the garage.

To the rear the gardens are paved for easy maintenance with well stocked flowerbeds and mature hedge and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

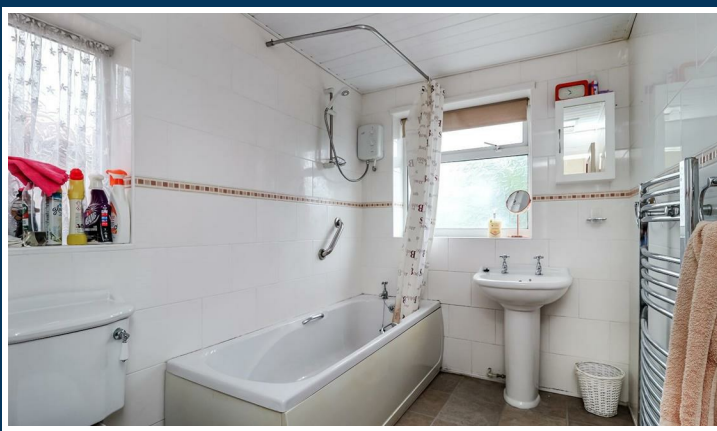
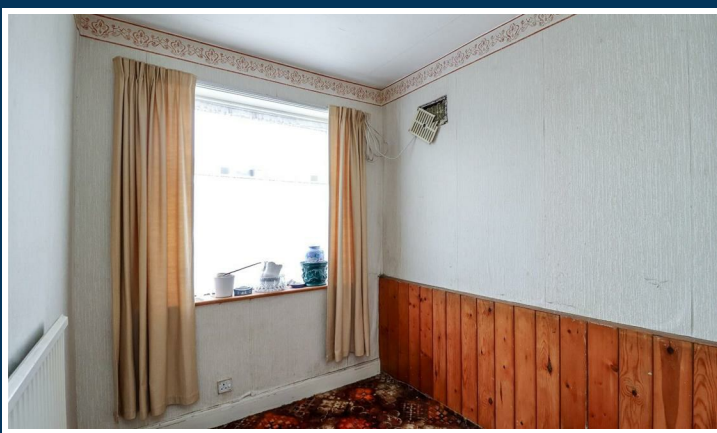
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TENURE:

To be confirmed.

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. 50.9 SQ. METRES (547.6 SQ. FEET)



TOTAL AREA: APPROX. 89.8 SQ. METRES (966.1 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR

APPROX. 38.9 SQ. METRES (418.5 SQ. FEET)



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