IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









10 HAYDOCK DRIVE | TIMPERLEY

£450,000

NO ONWARD CHAINAn immaculate detached true bungalow nestled within this quiet cul de sac and occupying an enviable plot with south facing gardens. The accommodation briefly comprises enclosed porch, entrance hall, living room to the rear with conservatory beyond, sitting room leading to the dining kitchen with double doors to the rear gardens, two double bedrooms and bathroom/WC. Off road parking within the driveway leading to the detached garage to the rear. The rear gardens incorporate and block paved patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential.

POSTCODE: WA15 7NH

DESCRIPTION

A beautifully presented true bungalow offering well proportioned accommodation in an ideal location within easy reach of local shops and with the more comprehensive shopping centres of Timperley Village and Altrincham Town Centre a little further distance.

The accommodation is approached via a large enclosed porch which leads on to the welcoming entrance hall which provides access to a built-in storage cupboard. Towards the rear of the property is a large living room with door leading on to the conservatory. The conservatory in turn provides access to the south facing gardens. There is an additional sitting room with dining kitchen beyond and with doors leading on to the rear gardens. There are two excellent double bedrooms serviced by the bathroom/WC.

Externally to the front of the property the driveway provides ample off road parking and has adjacent lawned gardens. To the rear there is a garage with up and over door to the front and door and window to the side and with light and power.

The gardens to the rear incorporate a block paved seating area with delightful lawned gardens beyond with well stocked flowerbeds which enjoy a high degree of privacyand a southerly aspect to enjoy the sun all day.

A fine bungalow and viewing is highly recommended.

ACCOMMODATION

ENCLOSED PORCH
Composite front door and PVCu double glazed side screen.

ENTRANCE HALL
Glass panelled front door. Radiator. Store cupbaord. Loft access hatch with ladder to partially boarded loft space with light.

LIVING ROOM
14'6" x 12'3" (4.42m x 3.73m)
With a focal point a living flame gas fire with granite effect surround and hearth. Cornice. Radiator. Television aerial point. PVCu double glazed door to the conservatory.

SITTING ROOM
11'4" x 11'1" (3.45m x 3.38m)
PVCu double glazed window to the side. Raised living flame gas fire. Cornice. Radiator.

DINING KITCHEN
16'6" x 9'3" (5.03m x 2.82m)
Fitted with a comprehensive range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for cooker. Integrated fridge and freezer, washing machine and dryer. Tiled splashback. PVCu double glazed window to the side. Radiator. PVCu double glazed double doors to the south facing gardens. Cupboard housing Worcester combination gas central heating boiler.











CONSERVATORY
12'1" x 11'11" (3.68m x 3.63m)
PVCu double glazed double doors to the south facing rear gardens. Tiled floor. Radiator.

BEDROOM ONE
15'3" x 9'1" (4.65m x 2.77m)
With fitted wardrobes, drawers and dressing table. PVCu double glazed windows to the front and side. Cornice. Telephone point. Radiator.

BEDROOM TWO
13'3" x 10'7" (4.04m x 3.23m)
With fitted wardrobes, shelving and dressing table. PVCu double glazed window to the front. Telephone point. Cornice. Radiator.

BATHROOM
7'9" x 6'5" (2.36m x 1.96m)
Fitted with a white suite with chrome fittings comprising bath with mains shower oer, vanity wash basin and WC. Chrome heated towel rail. Tiled walls. Opaqu PVCu double glazed window to the side. Recessed low voltage lighting.

OUTSIDE

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

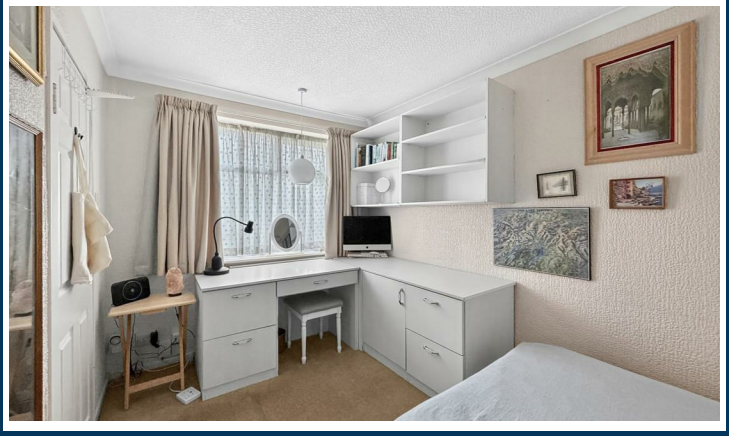
COUNCIL TAX
Trafford Borough Council Band D

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

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.









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TOTAL AREA: APPROX. 98.8 SQ. METRES (1063.3 SQ. FEET)

Floorplan for illustrative purposes only

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