



**14 THORPE CLOSE | TIMPERLEY**

**£220,000**

A superbly presented apartment in a sought after location within easy reach of Timperley village centre. The apartment is approached via a secure communal entrance hall with stairs to all floors. This property is located on the 2nd floor and is well presented throughout and features a superb sitting room with a focal point of a living flame gas fire and windows overlooking the communal gardens at the rear. Off the sitting room is the fitted breakfast kitchen with a range of integrated appliances and the accommodation is completed by two excellent bedrooms and bathroom/WC. Externally there are communal gardens and residents parking. Viewing is highly recommended.

POSTCODE: WA15 7WZ

## DESCRIPTION

This superb two double bedroom apartment forms part of the Timperley Green development mainly made up of detached executive homes built by David Wilson Homes.

The apartment building is approached via secure communal entrance hall with stairs to all floors. The apartment is positioned on the 2nd floor and the accommodation is approached via a welcoming entrance hall which provides access onto the rear sitting room with views over the communal gardens at the rear. Adjacent to the sitting room is a fitted breakfast kitchen with a range of integrated appliances and with space for table and chairs. The accommodation is completed by two double bedrooms positioned towards the front of the property and the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there are residents and visitors parking to the front and communal lawned gardens to the rear.

The location is ideal with Timperley Green on the doorstep and also with easy access to Timperley village centre with its full range of amenities.

A superb apartment in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to all floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

Hardwood front door. Laminate wood flooring. Ceiling cornice. Radiator. Phone entry system. Loft access hatch.

#### SITTING ROOM

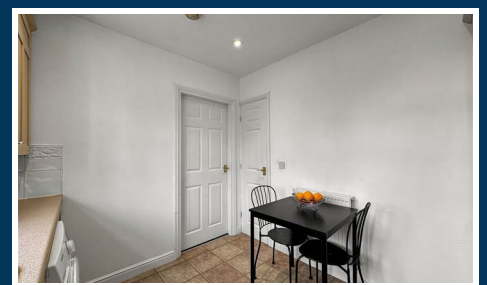
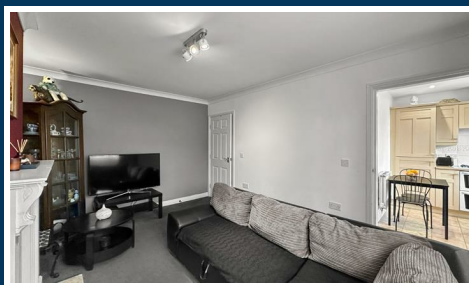
14'7" x 10'9" (4.45m x 3.28m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window overlooking the rear garden. Television aerial point. Telephone point. Radiator. Door to:

#### DINING KITCHEN

9'9" x 8'8" (2.97m x 2.64m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a 1 1/2 bowl sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Space for table and chairs. PVCu double glazed window to the rear. Tiled splashback. Tiled floor. Recessed low voltage lighting. Cupboard housing Viessmann combination gas central heating boiler. Radiator. Pantry cupboard.



## BEDROOM 1

15'8" x 8'9" (4.78m x 2.67m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 2

10'8" x 7'3" (3.25m x 2.21m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

7'5" x 5'9" (2.26m x 1.75m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Storage cupboard.

## OUTSIDE

To the front of the property is residents and visitors parking. To the rear there are communal gardens laid mainly to lawn.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "B"

## SERVICE CHARGE

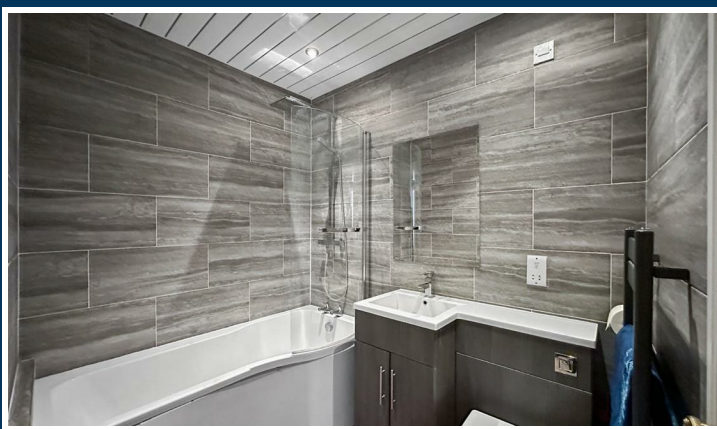
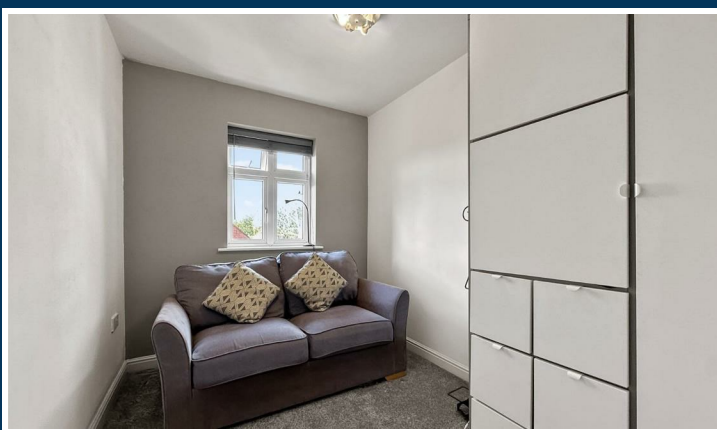
We are informed the service charge is approximately £150 pcm and includes buildings insurance, heating, cleaning and lighting of common parts.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/04/2000 and subject to a Ground Rent of approximately £165.00 per annum. This should be verified by your Solicitor.

## NOTE

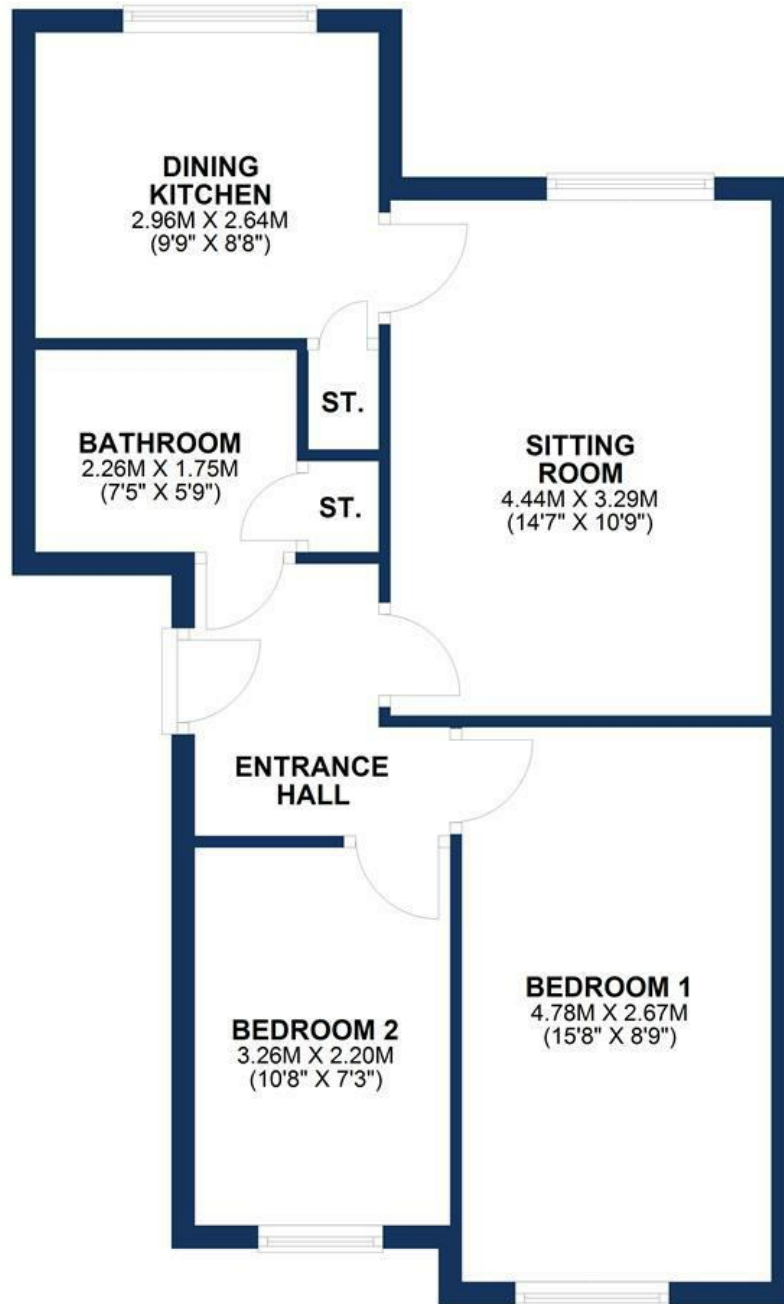
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

## SECOND FLOOR

APPROX. 53.8 SQ. METRES (578.6 SQ. FEET)



TOTAL AREA: APPROX. 53.8 SQ. METRES (578.6 SQ. FEET)

Floorplan for illustrative purposes only



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