



**53 AMBERWOOD DRIVE | MANCHESTER**

**£250,000**

\*\*\* NO ONWARD CHAIN\*\*\* A superb terraced family home ideally located within this popular residential location complete with off road parking. The accommodation briefly comprises enclosed porch, sitting room, full width dining kitchen opening onto the rear garden, three well proportioned bedrooms and bathroom with WC. To the front of the property the drive provides off road parking whilst to the rear the gardens are paved for easy maintenance and have a gate into the rear parking area where there is access to the garage. Viewing is highly recommended.

POSTCODE: M23 9NZ

## DESCRIPTION

A superbly presented and proportioned mid terraced family home situated within a residential locality approximately 1 mile from the shopping centre of Timperley village. There are good transport services into the market town of Altrincham and ideally suited for the surrounding network of motorways and access to Manchester City Centre via the Metrolink and with Wythenshawe Hospital close by.

The accommodation is approached via a large enclosed porch which leads onto the superbly proportioned sitting room whilst to the rear of the property is a full width dining kitchen fitted with a comprehensive range of light wood wall and base units and with door providing access onto the rear garden. To the first floor there are three excellent bedrooms and family bathroom/WC.

To the front of the property the driveway provides off road parking whilst to the rear the gardens are flagged for easy maintenance and have a gateway leading onto the garage block where the property benefits from use of a single garage.

A superbly presented family home in an ideal location and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed door. Laminate flooring.

#### SITTING ROOM

**16'1" x 14'6" (4.90m x 4.42m)**

With a focal point of a marble effect insert and hearth. Laminate wood flooring. PVCu double glazed window to the front. Stairs to first floor. Two radiators. Television aerial point.

#### DINING KITCHEN

**14'6" x 8'3" (4.42m x 2.51m)**

Running the full width of the property and fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Space for table and chairs. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Plumbing for washing machine. Two PVCu double glazed windows to the rear plus door providing access to the rear gardens. Tiled splashback. Cupboard housing wall mounted combination gas central heating boiler.

### FIRST FLOOR

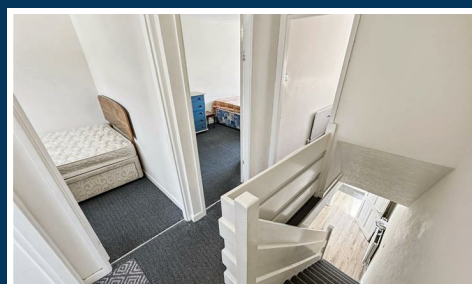
#### LANDING

Loft access hatch.

#### BEDROOM 1

**14'3" x 8'3" (4.34m x 2.51m)**

With PVCu double glazed window to the front. Radiator.



## BEDROOM 2

10'0 x 8'3 (3.05m x 2.51m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'7 x 5'11 (2.92m x 1.80m)

PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

## BATHROOM

6'4 x 6'0 (1.93m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear.

## OUTSIDE

To the front of the property the drive provides off road parking whilst to the rear the gardens are flagged for easy maintenance and have a gate providing access to the rear garage block where there is use of a single garage.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Manchester City Council Band "B"

## TENURE

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

## NOTE

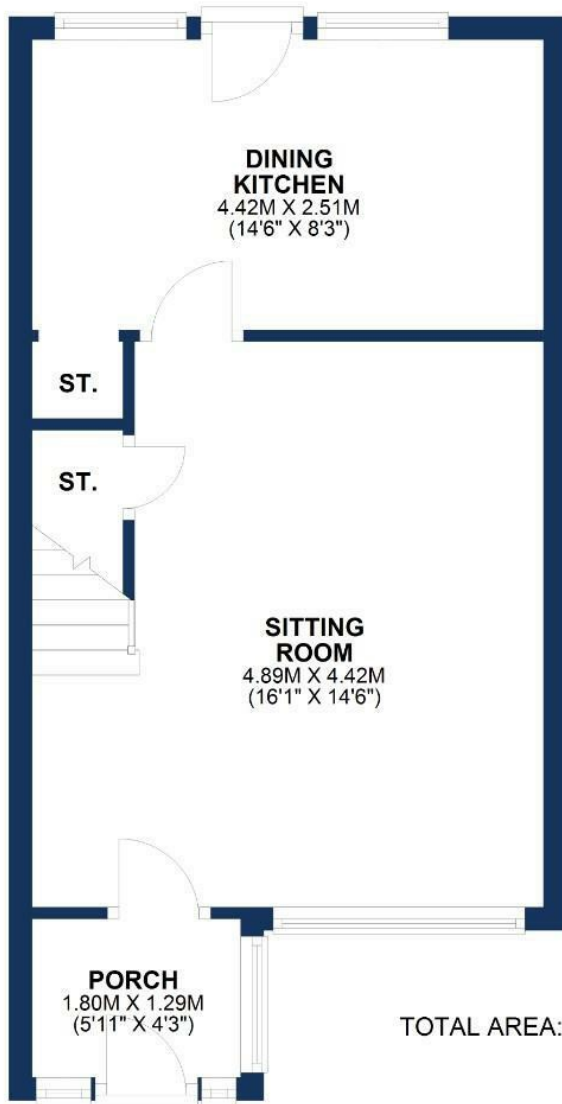
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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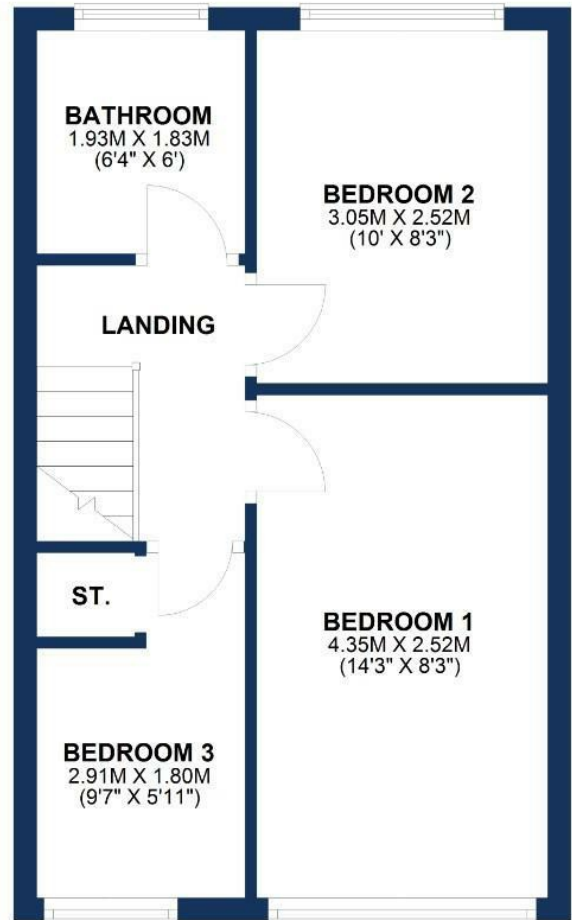
## GROUND FLOOR

APPROX. 35.8 SQ. METRES (385.8 SQ. FEET)



## FIRST FLOOR

APPROX. 33.2 SQ. METRES (357.2 SQ. FEET)



TOTAL AREA: APPROX. 69.0 SQ. METRES (742.9 SQ. FEET)

Floorplan for illustrative purposes only



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