



8 THORNDALE COURT | TIMPERLEY

OFFERS OVER £250,000

*****NO ONWARD CHAIN***** A superbly proportioned and presented first floor apartment that needs to be seen to be appreciated. The accommodation briefly comprises secure communal entrance hall, private entrance hall, superb open plan sitting/dining room overlooking the communal gardens at the front and opening onto a fitted kitchen, two bedrooms and bathroom/WC. Views towards the tree lined gardens at the front and rear. Single garage and numbered parking space. Ideally located within close proximity to Timperley village centre and Altrincham town centre. Viewing is essential to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 7SE

DESCRIPTION

This well proportioned and presented first floor apartment is available with no onward chain. The property occupies an excellent location close to Timperley village centre with local shops also over the road and with Altrincham town centre a 5 minute drive.

Standing within mature communal tree lined grounds there is a communal parking area with residents and visitors allocated parking and the property also benefits from a single garage.

The accommodation is approached via a secure communal entrance hall with stairs to first floor and private entrance hall beyond. Towards the front of the property is an open plan sitting/dining room with door leading onto the adjacent fitted kitchen with a comprehensive range of high gloss cream wall and base units. Both the kitchen and reception rooms have views over the tree lined grounds to the front. There are two good sized bedrooms and bathroom/WC. Gas fired central heating has been installed together with PVCu double glazing throughout.

Timperley is well placed for access to the surrounding network of motorways and Manchester International Airport. The village centre is a 1/2 mile away and the market town of Altrincham nearby with the Metrolink commuter service into Manchester, from Altrincham or Navigation Road, which is a 15 minute walk away. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb apartment and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure communal door. Stairs to first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

PVCu double glazed front door. Loft access hatch. Radiator.

OPEN PLAN SITTING/DINING ROOM

19'0" x 14'5" (5.79m x 4.39m)

A superb reception room with ample space for living and dining suites. Two PVCu double glazed windows to the front and one to the side. Two radiators. Television aerial point. Telephone point.

KITCHEN

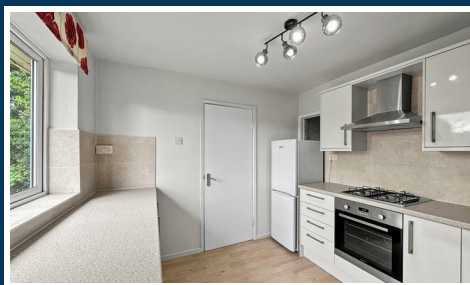
10'1" x 9'8" (3.07m x 2.95m)

Fitted with a comprehensive range of cream high gloss wall and base units with work surface over incorporating a sink unit. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Plumbing for washing machine. Space for fridge freezer. Wall mounted Vaillant combination gas central heating boiler recently installed. PVCu double glazed window to the front. Tiled splashback.

BEDROOM I

13'10" x 10'11" (4.22m x 3.33m)

PVCu double glazed windows to the side and rear. Radiator.



BEDROOM 2

10'11" x 6'8" (3.33m x 2.03m)

PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

BATHROOM

8'11" x 5'4" (2.72m x 1.63m)

Fitted with a white suite with chrome fittings comprising panelled bath, separate tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Tiled walls. Extractor fan.

OUTSIDE

GARAGE

Up and over door to the front.

Allocated residents and visitors parking. The property benefits from one numbered space.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band C.

SERVICE CHARGE

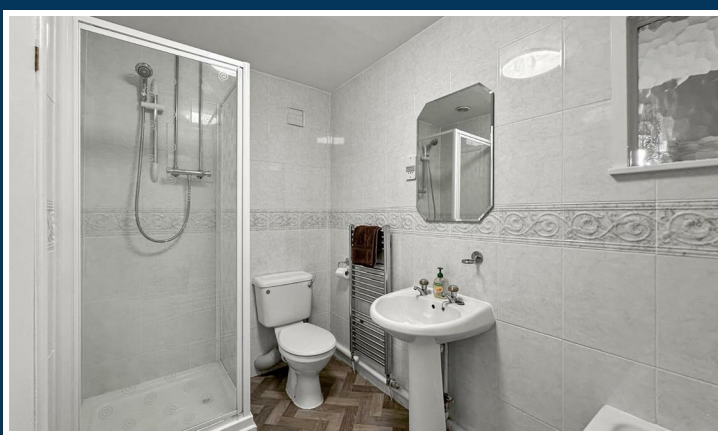
The service charge which, includes buildings insurance, is currently set at £1800.00 pa payable to the Residents Owned Residents Association.

TENURE:

The property is held on a Leasehold basis - ground rent is £25 per annum. Full details will be provided by our clients Solicitor.

NOTE

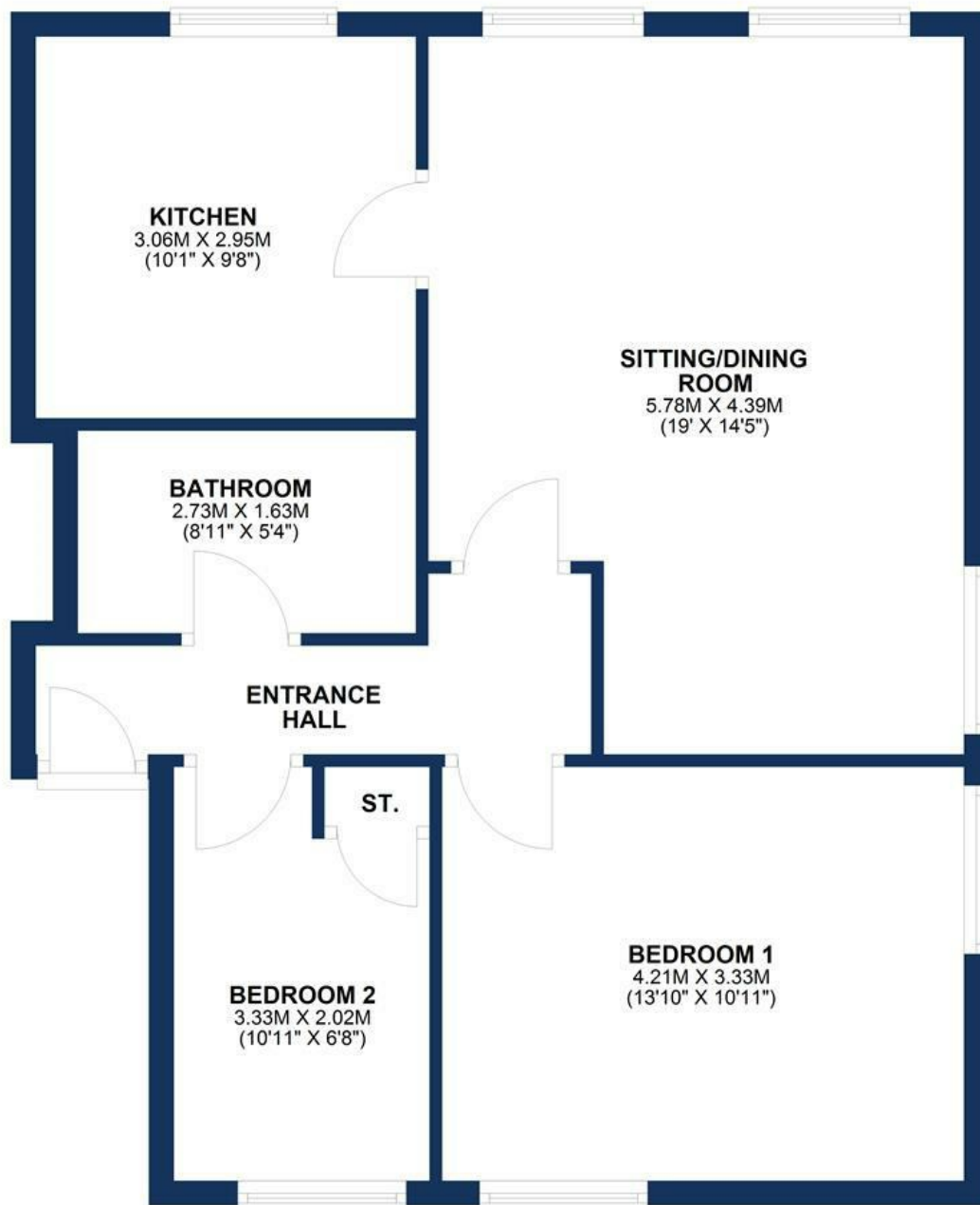
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 64.5 SQ. METRES (694.2 SQ. FEET)



TOTAL AREA: APPROX. 64.5 SQ. METRES (694.2 SQ. FEET)

Floorplan for illustrative purposes only



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