



18 REDESMERE CLOSE | TIMPERLEY

£400,000

NO ONWARD CHAIN A superbly proportioned detached family home occupying an enviable position within this quiet cul de sac in a sought after location. The accommodation briefly comprises entrance vestibule, cloakroom/WC, full width sitting room to the front, dining room to the rear with access to the gardens and the adjacent kitchen which also has access to the gardens. To the first floor there are three bedrooms serviced by the family bathroom/WC. To the front of the property the driveway provides off road parking and continues to the side providing access to the detached garage. The gardens are paved for easy maintenance. Viewing is highly recommended.

POSTCODE: WA15 7EE

DESCRIPTION

This detached family home is ideally located within this quiet cul de sac yet within easy reach of Timperley village centre and lies within the catchment area of highly regarded primary and secondary schools.

The superbly proportioned accommodation features a large full width sitting room to the front with access to a large understairs storage cupboard. Towards the rear of the property a separate dining room has sliding doors providing access onto a patio seating area with delightful lawned gardens beyond. Adjacent to the dining room is a fitted kitchen with door to the gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms which are serviced by the family bathroom/WC.

Externally towards the front of the property the driveway provides off road parking and access to the detached garage. To the rear a patio seating area is accessed via the kitchen and dining room and has lawned gardens beyond.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door. Ceiling cornice.

CLOAKROOM/WC

With WC and wash hand basin. Half tiled walls. Radiator. Opaque PVCu double glazed window to the front.

SITTING ROOM

15'8 x 12'2 (4.78m x 3.71m)

Extending the full width of the property and with a focal point of an electric fireplace with marble effect insert and hearth. PVCu double glazed windows to the front and side. Large under stairs storage cupboard. Television aerial point. Telephone point. Two radiators.

INNER HALL

Stairs to first floor. Door to:

DINING ROOM

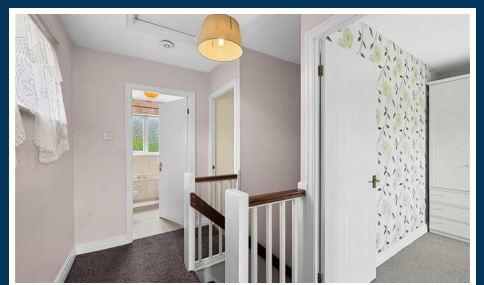
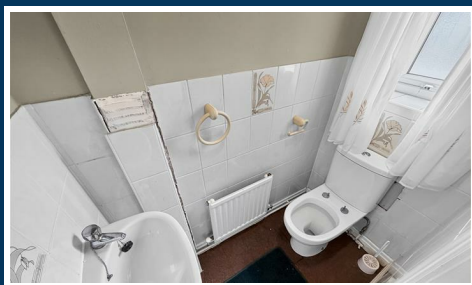
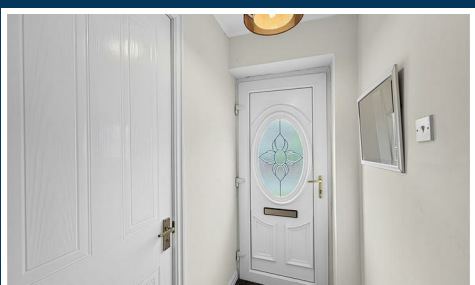
10'5 x 8'3 (3.18m x 2.51m)

With sliding PVCu double glazed doors to the rear garden. Radiator. Ceiling cornice.

KITCHEN

10'5 x 7'1 (3.18m x 2.16m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge and freezer and plumbing for washing machine. PVCu double glazed window overlooks the rear gardens and door provides access to the gardens. Wall mounted Worcester combination gas central heating boiler. Tiled splashback. Tiled floor. Ceiling cornice.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

13'8 x 10'0 (4.17m x 3.05m)

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

BEDROOM 2

10'3 x 9'11 (3.12m x 3.02m)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

7'1 x 6'10 (2.16m x 2.08m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'6 x 6'8 (2.29m x 2.03m)

With a suite comprising panelled bath, walk in shower enclosure, WC and wash hand basin. Opaque PVCu double glazed window to the rear. Part tiled walls.

OUTSIDE

GARAGE

A detached garage with up and over door to the front plus door and window to the side.

To the front of the property the flagged driveway provides off road parking and there is an adjacent paved garden. The driveway continues to the side leading to the detached garage. At the rear the gardens are paved for easy maintenance with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

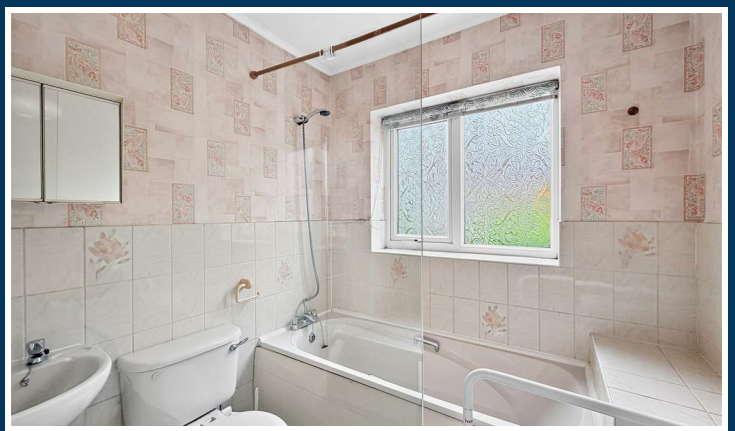
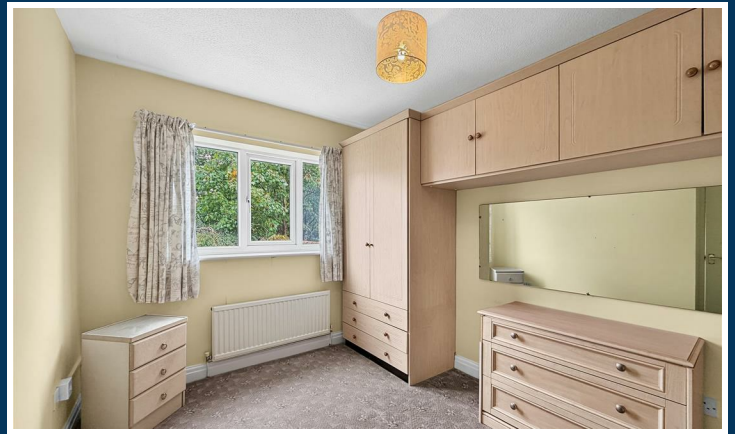
Trafford Band "D"

TENURE

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

NOTE

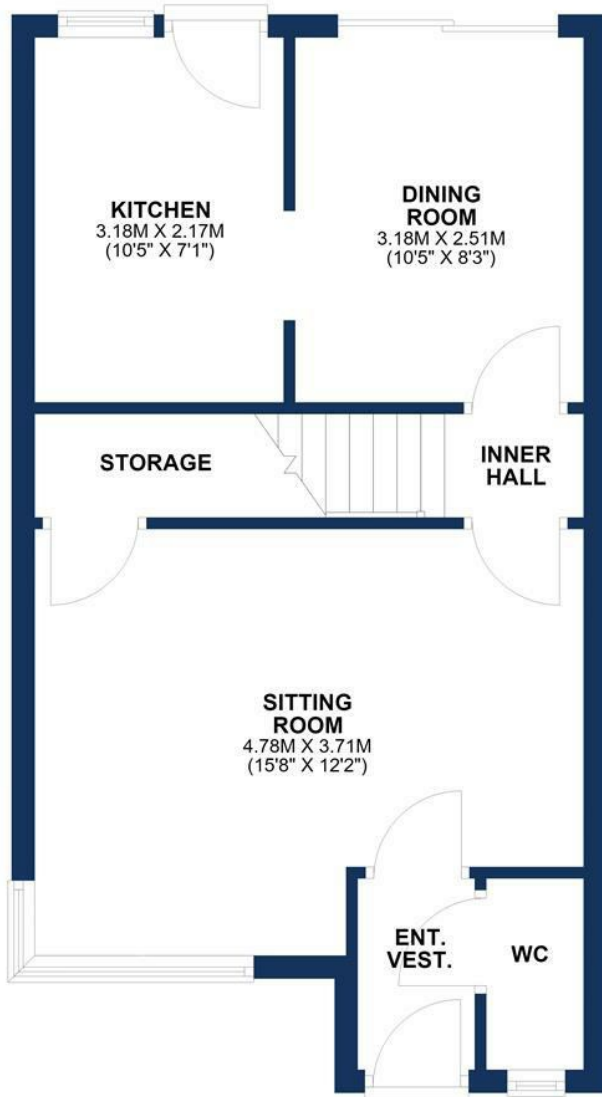
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 40.1 SQ. METRES (431.8 SQ. FEET)



FIRST FLOOR

APPROX. 34.9 SQ. METRES (375.6 SQ. FEET)



TOTAL AREA: APPROX. 75.0 SQ. METRES (807.4 SQ. FEET)

Floorplan for illustrative purposes only



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