



28 ALDER DRIVE | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN Occupying a superb position and plot this generously proportioned detached family home is beautifully maintained throughout and needs to be seen to be appreciated. The accommodation is approached via the entrance vestibule which provides access onto the cloakroom/WC. Beyond the entrance vestibule a door leads onto the full width sitting room with archway opening onto the separate dining room with doors onto the rear garden. The ground floor accommodation is completed by the fitted kitchen with door to the side. To the first floor there are three well proportioned bedrooms, the principal benefitting from an en-suite shower room and the accommodation is completed by the family bathroom/WC. Externally there is off road parking within the driveway which also provides access to the garage with remote up and over door. To the rear the gardens incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7YG

DESCRIPTION

Situated within a popular residential development with a mixture of detached and semi detached houses all combining to create an attractive setting. The property stands within mature gardens tucked away off the main Alder Drive.

The accommodation is well presented and maintained throughout and also superbly proportioned. The property is approached via the entrance vestibule which provides access onto the ground floor cloakroom/WC. Beyond the entrance vestibule is a full width sitting room with a focal point of a gas fire with a marble effect surround and hearth and with archway opening onto the separate dining room. From the dining room there are sliding doors leading onto the attractive private rear gardens. The ground floor accommodation is completed by the kitchen fitted with a modern range of units with quartz style work surfaces over and with a range of quality integrated appliances. From the kitchen there is access to a large pantry cupboard and also door to the side.

To the first floor the principal bedroom benefits from an en-suite shower room and there are two further well proportioned bedrooms serviced by the family bathroom/WC.

Externally the driveway provides off road parking and there is gated access to both sides and also access to the attached garage complete with remote up and over door, light and power and door to the rear.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with shopping facilities and commuter service into Manchester available with Timperley village being approximately 1 1/2 miles distant and Altrincham town centre approximately 1 3/4 miles distant.

A superb family home that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite glass panelled front door. Opaque PVCu double glazed window to the side. Radiator. Glass panelled doors to sitting room and access to:

CLOAKROOM

With WC and vanity wash basin. Opaque PVCu double glazed window to the front. Radiator. Tiled splashback.

SITTING ROOM

15'10" x 15'2" (4.83m x 4.62m)

With PVCu double glazed window to the front. Focal point of a gas fire with marble effect insert and hearth. Ceiling cornice. Spindle balustrade staircase to first floor. Two radiators. Television aerial point. Telephone point. Archway to:

DINING ROOM

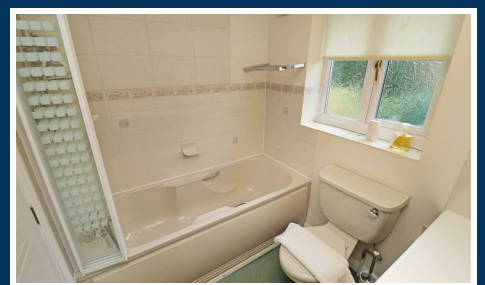
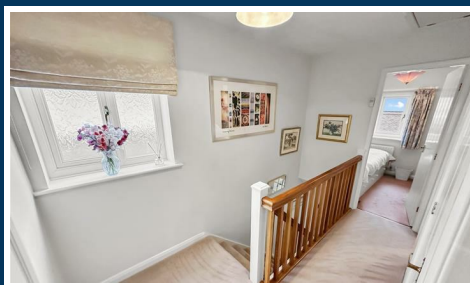
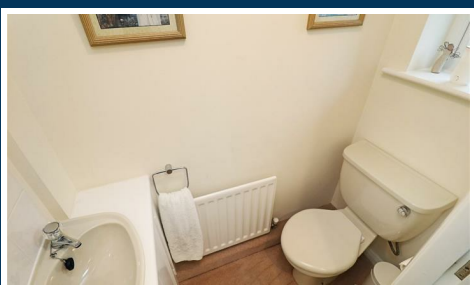
9'6" x 7'7" (2.90m x 2.31m)

With ample space for dining suite. PVCu double glazed sliding doors to the attractive rear garden. Radiator. Ceiling cornice.

KITCHEN

9'6" x 7'8" (2.90m x 2.34m)

Fitted with a comprehensive range of modern units with contrasting work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit. Integrated AEG oven/grill plus 4 ring gas hob with extractor hood over. Integrated Neff fridge. Integrated John Lewis dishwasher and washing machine. PVCu double glazed window overlooking the attractive rear gardens. Laminate flooring. Composite glass panelled door to the side. Radiator. Access to pantry cupboard.



FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Airing cupboard housing Worcester combination gas central heating boiler. Loft access hatch.

BEDROOM 1

13'0" x 9'8" (3.96m x 2.95m)

PVCu double glazed window to the front. Radiator. Archway to:

EN-SUITE

7'5" x 4'4" (2.26m x 1.32m)

With suite comprising tiled shower cubicle and wash hand basin. Radiator. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.

BEDROOM 2

9'8" x 8'11" (2.95m x 2.72m)

PVCu double glazed window overlooking the rear gardens. Radiator.

BEDROOM 3

8'0" x 7'1" (2.44m x 2.16m)

PVCu double glazed window to the front. Radiator. Telephone point.

BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

With a suite comprising panelled bath with mixer shower and mains shower over. Vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled splashback. Extractor fan.

OUTSIDE

GARAGE

17'4" x 8'3" (5.28m x 2.51m)

With remote up and over door. Light and power. Door to the rear.

To the front of the property the driveway provides off road parking and has adjacent lawned gardens and there is gated access to either side.

To the rear and accessed via the dining room and kitchen is a patio seating area with delightful lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

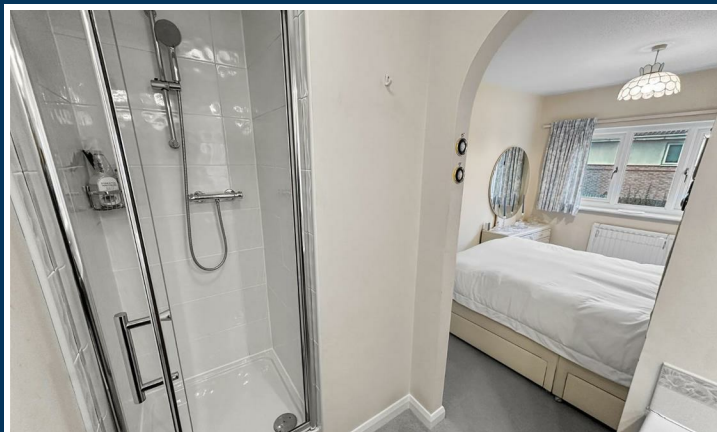
Band D.

TENURE

We are informed the property is Leasehold - 964 years remain on the lease (999 years from 1990). Ground rent: £55 per annum. This should be verified by your Solicitor.

NOTE

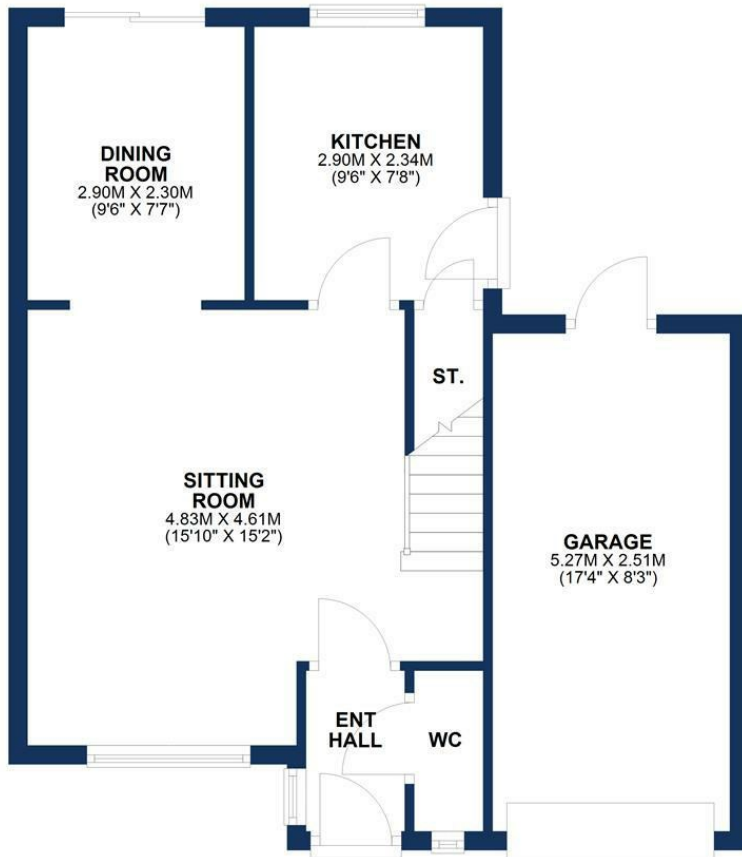
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

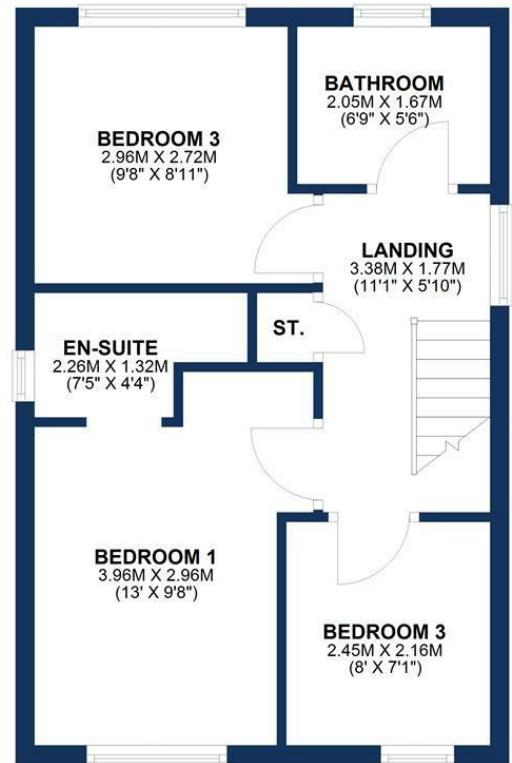
GROUND FLOOR

APPROX. 52.2 SQ. METRES (562.1 SQ. FEET)



FIRST FLOOR

APPROX. 36.7 SQ. METRES (395.4 SQ. FEET)



TOTAL AREA: APPROX. 89.0 SQ. METRES (957.5 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM