



16 DOWNHAM CHASE | TIMPERLEY

OFFERS IN THE REGION OF £875,000

NO ONWARD CHAIN A beautifully presented and superbly proportioned detached family home within walking distance of Timperley village centre and yet nestled away towards the head of a quiet cul de sac. The accommodation briefly comprises welcoming entrance hall with storage, cloakroom/WC, living room with double doors leading onto the conservatory which in turn leads onto the attractive rear gardens, separate sitting room with exposed beam ceiling and double doors to the side gardens, living breakfast kitchen with access onto the side and rear gardens, master bedroom with en-suite shower room/WC, three further well proportioned bedrooms serviced by the modern family bathroom/WC. Ample off road parking to the front with adjacent garage and gated access to the side gardens. The gardens are a particular feature incorporating large paved and block paved seating areas with delightful lawned gardens with well stocked flowerbeds all benefitting from a southerly and westerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7TJ

DESCRIPTION

This detached family home occupies an excellent position within this ever popular development. Situated towards the head of the quiet cul de sac the property benefits from being within walking distance of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation has been extended to produce superbly proportioned living space which needs to be seen to be appreciated. The large welcoming entrance hall provides access onto the living room to the side with a focal point of a log burner and with double doors leading onto the rear conservatory. The rear conservatory has double doors leading onto the attractive gardens at the rear. Positioned towards the front of the property is a separate sitting room with exposed beam ceiling and double doors leading onto the side patio seating area leading onto the lawned gardens. Also positioned to the rear is a large living breakfast kitchen with a comprehensive range of units from Cottage Kitchens and with quartz work surface providing a breakfast bar and there is a full range of integrated appliances. From this area there are double doors leading to the rear garden and also a door to the front leading to a covered porch area which leads onto the side garden.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally towards the front of the property the driveway provides off road parking for several cars and access to the detached garage. There is then double gates leading onto the side gardens. To the side is a covered porch area with hot and cold water feed and quarry tiled floor. The seating area continues to the rear which can also be accessed via the conservatory and the living breakfast kitchen and there are extensive lawned gardens beyond with well stocked flowerbeds. The side and rear gardens benefit from southerly and westerly aspects to enjoy the sun all day.

An appointment to view is highly recommended to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door with matching opaque side screen. Natural wood flooring. Spindle balustrade staircase to first floor. Radiator. Two cloaks/storage cupboards.

LIVING ROOM

20'10" x 11'9" (6.35m x 3.58m)

With PVCu double glazed bay window to the front with plantation shutters. Multi fuel log burning stove set upon a tiled hearth. Dado rail. Ceiling cornice. Television aerial point. Telephone point. Two radiators. Double PVCu double glazed doors to:

CONSERVATORY

14'6" x 10'1" (4.42m x 3.07m)

PVCu double glazed double doors to the rear patio and with extensive lawned gardens beyond. Electric heater. Recessed low voltage lighting. Natural wood flooring.

SITTING ROOM

13'7" x 12'5" (4.14m x 3.78m)

With PVCu double glazed window to the front with plantation shutters. PVCu double glazed double doors provide access to the side patio. Exposed beam ceiling. Natural wood flooring. Radiator. Television aerial point.

OPEN PLAN LIVING BREAKFAST KITCHEN

27'6" x 12'1" (8.38m x 3.66m 0.30m)

Fitted with a comprehensive range of inframe wall and base units by Cottage Kitchens and with contrasting quartz work surface over incorporating a sink unit and breakfast bar. Integrated Siemens double oven/grill. Four ring induction hob with adjacent extractor fan. Integrated full height fridge and separate freezer. Integrated washing machine and dishwasher. Two radiators. Two PVCu double glazed windows overlooking the rear garden. PVCu double glazed double doors lead onto the rear patio with garden beyond. Space for living suite. Recessed low voltage lighting. Natural wood flooring. Television aerial point. Door to the rear porch area.



CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Half panelled walls. Wall mounted Worcester combination gas central heating boiler.

REAR PORCH AREA

A covered rear porch with quarry tiled floor and access to hot and cold water feed.

FIRST FLOOR

LANDING

Two PVCu double glazed windows to the front with plantation shutters. Loft access hatch with pull down ladder to partially boarded loft space. Airing cupboard.

BEDROOM 1

13'5" x 12'1" (4.09m x 3.68m)

With PVCu double glazed window to the rear with plantation shutters. Radiator. Television aerial point. Laminate flooring.

EN-SUITE

With a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled walls. Heated towel rail. Laminate flooring.

BEDROOM 2

11'5" x 10'0" (3.48m x 3.05m)

PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM 3

12'1" x 8'7" (3.68m x 2.62m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 4

9'10" x 6'8" (3.00m x 2.03m)

With PVCu double glazed window to the front with plantation shutters. Radiator. Laminate flooring. Fitted wardrobes.

BATHROOM

6'7" x 6'3" (2.01m x 1.91m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Fitted storage cupboard. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting. Extractor fan. Laminate flooring.

OUTSIDE

GARAGE

17'6" x 15'5" (5.33m x 4.70m)

Double garage with light and power and up and over door to the front plus door to the side and window to the rear.

To the front of the property the tarmac drive provides ample off road parking and there are double gates leading to the side gardens.

To the side and rear there are patio seating areas with extensive lawns beyond with well stocked flowerbeds all benefitting from a southerly and westerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "F"

TENURE

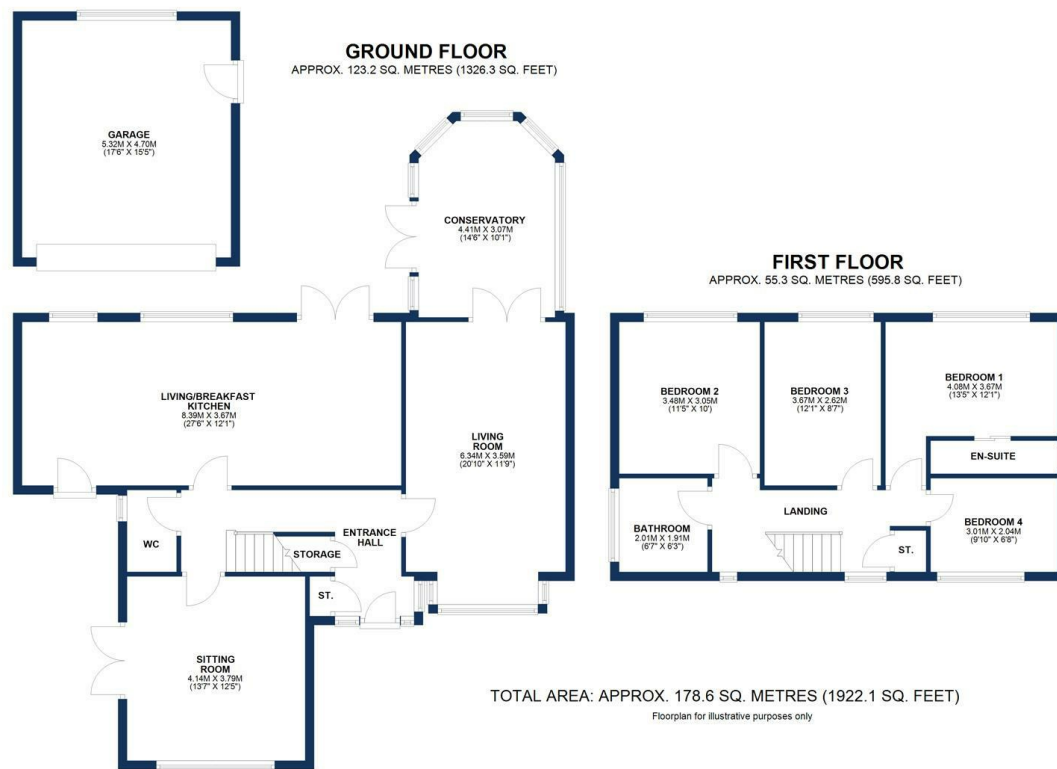
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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.



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