

20 COLEBROOK ROAD | TIMPERLEY

£450,000

A superbly proportioned and presented traditional semi detached family home in an ideal location within easy reach of Timperley village centre and within walking distance of highly regarded primary and secondary schools including The Willows Primary and Wellington School. The accommodation briefly comprises entrance hall, front dining room plus full width living room to the rear with door onto the gardens and also with access to the breakfast kitchen. To the first floor there are three bedrooms and bathroom/WC. To the front of the property the drive provides off road parking with gated access to the side. To the rear is a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6NP

DESCRIPTION

An extended traditional semi detached family home in a sought after residential location within easy reach of Timperley village centre and within walking distance of highly regarded primary and secondary schools including The Willows Primary School and Wellington School.

The accommodation is approached via a welcoming entrance hall and features a bay fronted dining room whilst to the rear is an impressive full width living room which provides access onto the attractive gardens at the rear. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of wall and base units and also with a door providing access to the front. To the first floor there are three bedrooms and modern bathroom/WC.

Externally to the front of the property the drive provides off road parking and there is gated access to the side. To the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders.

Viewing is highly recommended to appreciate the standard of accommodation on offer and also the position of the property.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Composite front door. Radiator. Stripped floorboards. Understairs storage cupboard. Spindle balustrade staircase to first floor. Picture rail.

DINING ROOM

12'8" x 11'0" (3.86m x 3.35m)

PVCu double glazed bay window to the front. Fitted storage and shelving. Picture rail. Ceiling cornice. Radiator.

LIVING ROOM

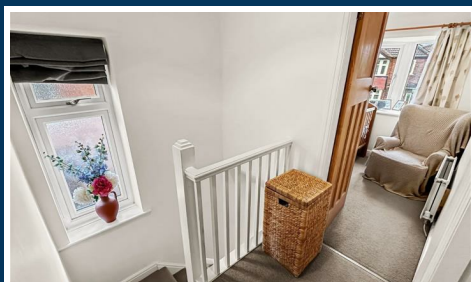
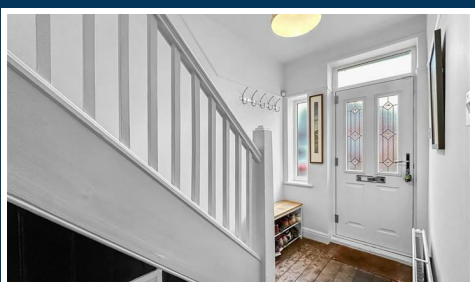
17'0" x 11'1" (5.18m x 3.38m)

The living room has a focal point of a cast iron solid fuel burner set upon a tiled hearth. PVCu double glazed door provides access to the rear garden. PVCu double glazed window to the side. Stripped floorboards. Picture rail. Understairs storage cupboard housing combination gas central heating boiler. Radiator. Television aerial point.

BREAKFAST KITCHEN

12'22 x 10'4" (3.66m x 3.15m)

Fitted with a comprehensive range of duck egg blue coloured wall and base units with contrasting wood work surfaces over incorporating an enamel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood over. Integrated microwave. Space for fridge, freezer and dishwasher. Plumbing for washing machine. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the front. Tiled splashback. Laminate flooring. Radiator. Recessed low voltage lighting.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

14'4" x 10'4" (4.37m x 3.15m)

PVCu double glazed bay window to the front. Fitted wardrobes. Picture rail. Radiator.

BEDROOM 2

10'4" x 10'4" (3.15m x 3.15m)

With PVCu double glazed window overlooking the rear garden. Picture rail. Radiator.

BEDROOM 3

8'2" x 6'7" (2.49m x 2.01m)

PVCu double glazed oriel bay window to the front. Radiator.

BATHROOM

8'4" x 6'4" (2.54m x 1.93m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed windows to the side and rear. Half tiled walls. Heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking and has an adjacent flowerbed and has gated access to the side where there is an external water feed.

To the rear is a patio seating area accessed via the living room with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. External power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

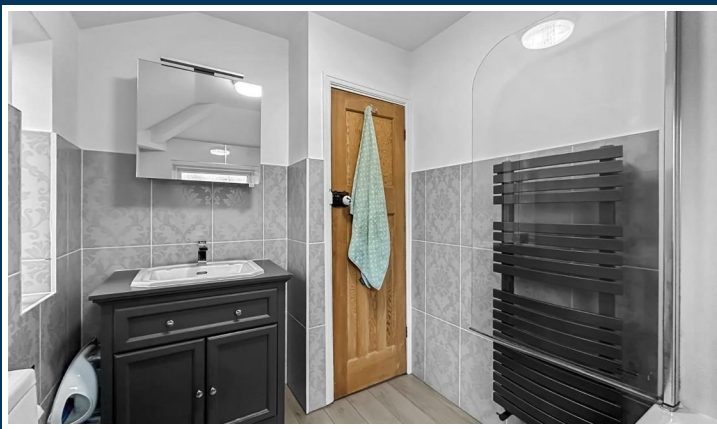
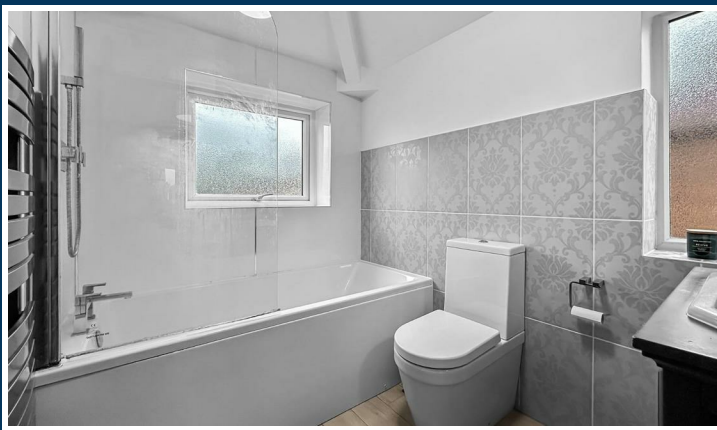
Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years commencing 05/12/1936 and subject to a Ground Rent of £5.00 per annum. This should be verified by your Solicitor.

NOTE

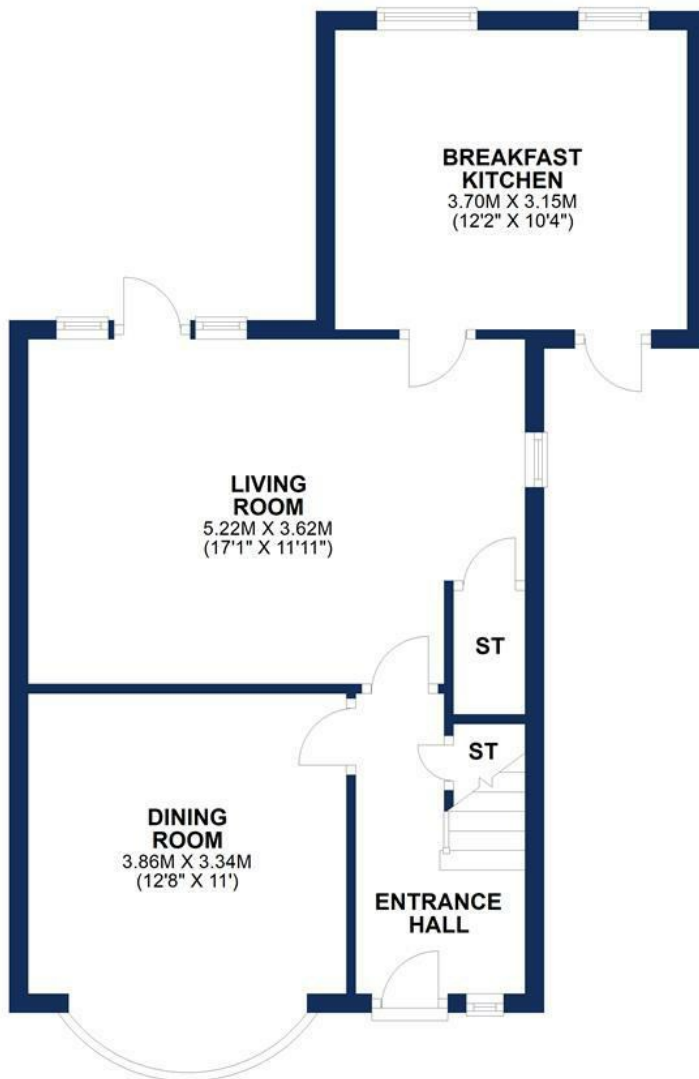
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

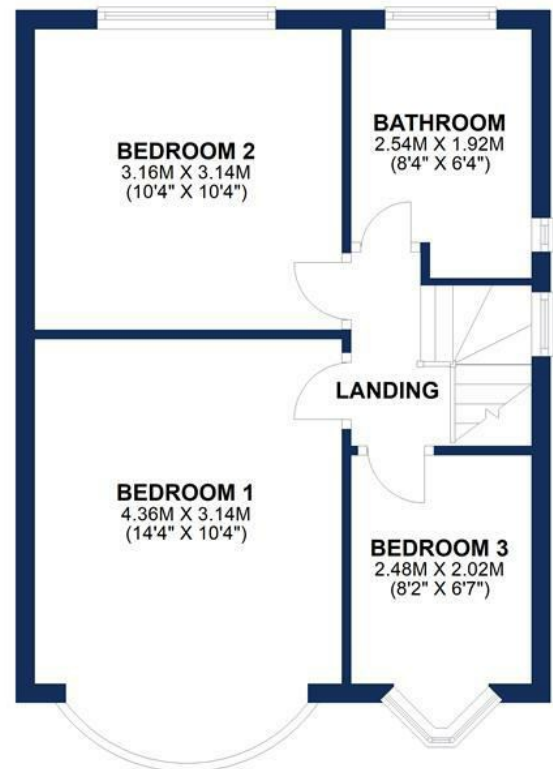
GROUND FLOOR

APPROX. 48.2 SQ. METRES (518.7 SQ. FEET)



FIRST FLOOR

APPROX. 36.4 SQ. METRES (391.6 SQ. FEET)



TOTAL AREA: APPROX. 84.6 SQ. METRES (910.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNES

292 HALE ROAD, HALE BARNES
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@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