IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









10 GREEN WALK | TIMPERLEY

£650,000

An exciting opportunity to purchase a semi detached family home ideally positioned on one of the most sought after roads in the area within close proximity to local schools including Wellington School, easy access to the Metrolink station and Timperley village. The accommodation briefly comprises welcoming entrance hall, bay fronted sitting room plus full width dining kitchen to the rear with doors onto the rear gardens, three bedrooms and family bathroom to the first floor plus useful loft room. Additionally the property offers a large garage/workshop with gym area beyond with adjacent shower room and there is also a detached bar with adjacent decked seating area. The drive provides off road parking to the front and there are paved and artificially lawned gardens to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6JN

DESCRIPTION

A superb opportunity to acquire a semi detached family home ideally positioned being within easy reach of highly regarded primary and secondary schools with The Willows Primary School and Wellington School close by. The property is within easy reach of Timperley village centre and Altrincham town centre, whilst Timperley and Navigation Road Metrolink stations are both within walking distance. There are also local shops on Moss Lane and with Pickering Lodge park on the doorstep. Upon entering the property the entrance hall provides access onto the sitting room to the front with bay window whilst to the rear is a separate full width dining kitchen with double doors leading onto the rear gardens. To the first floor there are three bedrooms all serviced by the family bathroom/WC and the accommodation is completed by the loft room.

Externally to the front of the property the drive provides off road parking and access to the attached garage/workshop. There is an internal door then to a separate gym area with adjacent shower room and also with doors to the rear garden. The rear gardens can be accessed via the dining kitchen and incorporate a patio seating area with artificial lawn gardens beyond. Towards the end of the garden is a detached bar with light and power and adjacent decked seating area which is a superb entertaining space.

A superb opportunity not to be missed and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL
Hardwood glass panelled front door. Spindle balustrade staircase to first floor with built in storage and an adjacent understairs storage area/desk. Radiator. Picture rail.

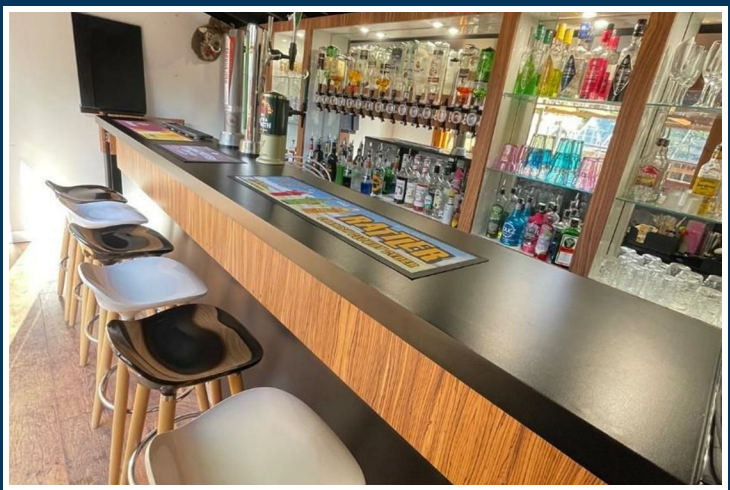
SITTING ROOM
14'11" x 14'7" (4.55m x 4.45m)
With PVCu double glazed bay window to the front with leaded and stained effect top lights. Tiled fireplace and hearth. Natural wood flooring. Ceiling cornice. Picture rail. Radiator. Television aerial point

DINING KITCHEN
21'0" x 9'4" (6.40m x 2.84m)
Fitted with a comprehensive range of wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer, dishwasher and washing machine. Wall mounted combination gas central heating boiler. Space for dining suite. PVCu double glazed window to the rear. PVCu double glazed double doors provide access to the rear garden. Recessed low voltage lighting. Radiator. Tiled splashback.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
14'0" x 12'0" (4.27m x 3.66m)
With PVCu double glazed window to the front. Fitted wardrobes. Picture rail. Radiator.




BEDROOM 2
11'11" x 9'7" (3.63m x 2.92m)
PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 3
8'5" x 8'1" (2.57m x 2.46m)
PVCu double glazed window to the front. Fitted wardrobes. Picture rail. Radiator.

BATHROOM
8'5" x 6'3" (2.57m x 1.91m)
Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower and electric shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

SECOND FLOOR

LOFT ROOM
9'5" x 7'5" (2.87m x 2.26m)
With Velux window to the rear. Adjacent storage area.

OUTSIDE

GARAGE
21'3" x 12'3" (6.48m x 3.73m)
With double doors to the front. Light and power. Internal door to:

GYM
14'2" x 12'3" (4.32m x 3.73m)
A superb gym area or home office with adjacent shower/WC. Velux window.

BAR
14'2" x 7'9" (4.32m x 2.36m)
A superb addition to the property with fitted bar and display shelves. Light and power. Bi folding doors lead onto the decked seating area with fixed seating beyond.

To the front of the property the flagged drive provides ample off road parking and access to the garage. To the rear the gardens can be accessed via the dining kitchen and incorporate a patio seating area with artificial lawns beyond. External power and water feed.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

TENURE:
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 30/11/1931 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.

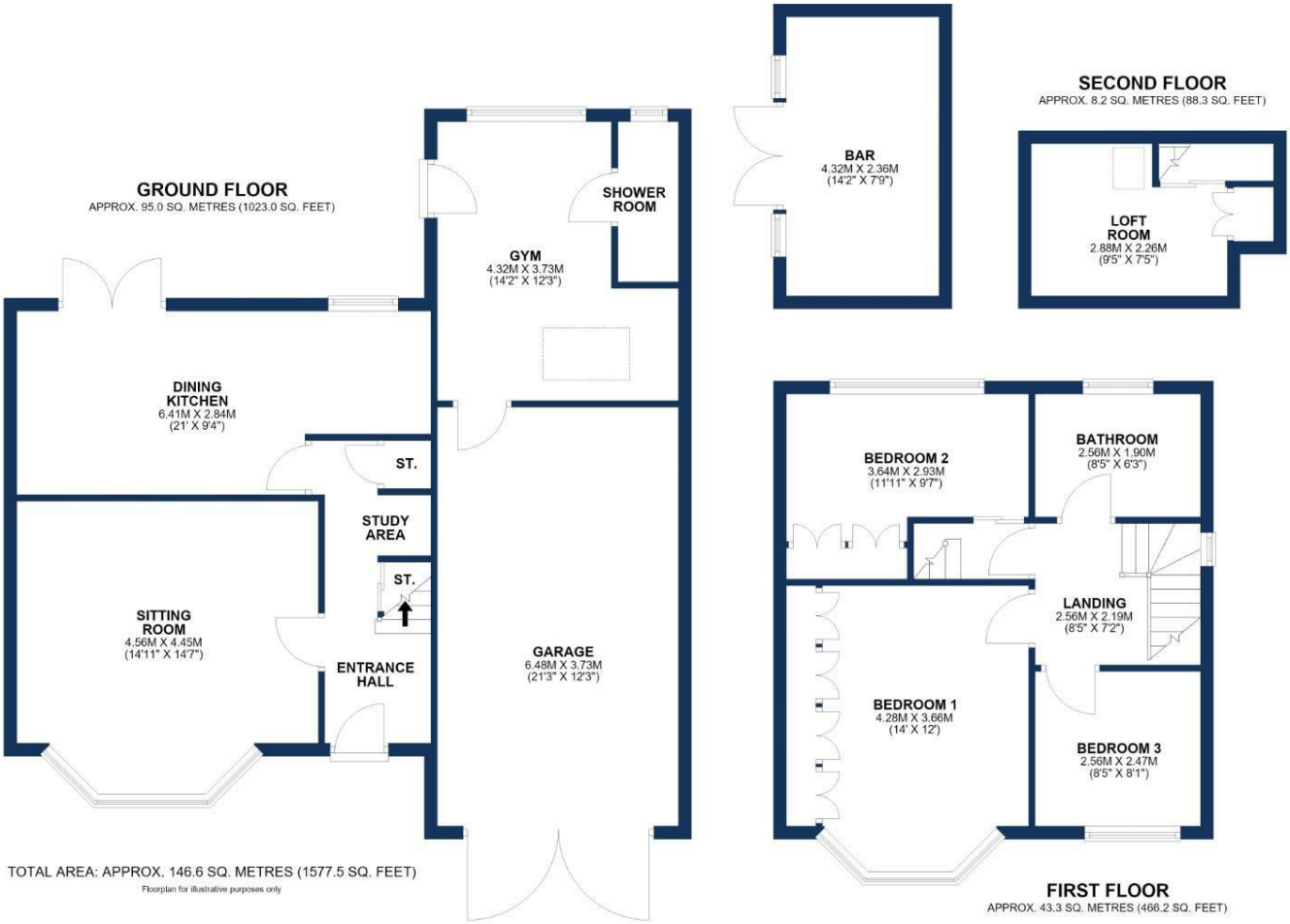








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HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

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