



53 SHAFTESBURY AVENUE | TIMPERLEY

OFFERS OVER £500,000

An immaculate true bungalow that has been extended and remodelled in recent years to create superbly proportioned living space presented to a high standard. The accommodation briefly comprises enclosed porch leading onto a welcoming entrance hall, front sitting room, rear dining kitchen with breakfast bar and doors onto the rear garden, three well proportioned bedrooms and family bathroom/WC plus additional utility/WC. Off road parking within the driveway whilst to the rear is a flagged patio seating area with delightful lawns beyond. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7NP

DESCRIPTION

This true bungalow has undergone a complete programme of modernisation and extension in recent years to create superbly proportioned and presented living space that needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall which provides a storage cupboard plus access to all rooms and with loft access to excellent boarded loft space. Towards the front of the property is a separate sitting room whilst to the rear is an impressive dining kitchen with modern units plus breakfast bar and with doors onto the rear garden. There are three excellent double bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. The accommodation is completed by a separate utility/WC.

Externally there is off road parking within the driveway to the front and gated access to the side. To the rear the gardens incorporate a flagged patio seating area with delightful lawned gardens beyond and there is also access to the detached garage.

The location is ideal being within easy reach of Timperley village centre and with local shops available on Shafterbury Avenue and Altrincham town centre a little further distant.

A superb bungalow and viewing is highly recommended.

ACCOMMODATION

ENCLOSED PORCH

Composite front door. Laminate wood flooring. Opaque PVCu double glazed window to the side.

ENTRANCE HALL

With glass panelled front door. Laminate flooring. Radiator. Fitted storage cupboard. Loft access hatch with pull down ladder to superb boarded loft space. Recessed low voltage lighting.

SITTING ROOM

15'8" x 12'1" (4.78m x 3.68m)

With PVCu double glazed window to the front. Laminate flooring. Living flame gas fire. Television aerial point. Telephone point. Radiator. Opaque PVCu double glazed window to the side.

DINING KITCHEN

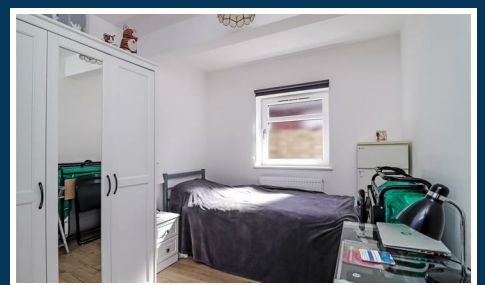
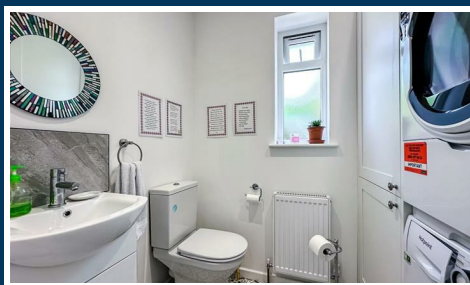
21'4" x 10'10" (6.50m x 3.30m)

Fitted with a comprehensive range of white wall and base units with work surface over incorporating sink unit plus breakfast bar. Space for Range oven and American style fridge freezer and dishwasher. Stainless steel extractor hood. Tiled splashback. PVCu double glazed double doors provide access to the rear gardens. Laminate flooring. Space for dining suite. Recessed low voltage lighting. Radiator.

BEDROOM ONE

13'10" x 10'10" (4.22m x 3.30m)

With PVCu double glazed bay window to the front. Radiator. Ceiling cornice. Laminate flooring.



BEDROOM TWO

8'1" x 11'6" (2.46m x 3.51m)

With opaque PVCu double glazed window to the side. Laminate flooring. Radiator.

BEDROOM THREE

8'3" x 11'6" (2.51m x 3.51m)

With opaque PVCu double glazed window to the side. Laminate flooring. Radiator.

BATHROOM

11'6" x 6'11" (3.51m x 2.11m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, separate tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Extractor fan.

UTILITY/WC

4'7" x 6'6" (1.40m x 1.98m)

With WC and wash hand basin. Space for dryer and plumbing for washing machine. Opaque PVCu double glazed window to the rear. Radiator. Cupboard housing Worcester Bosch combination gas central heating boiler. Recessed low voltage lighting. Extractor fan.

OUTSIDE

GARAGE

17'5" x 9'4" (5.31m x 2.84m)

With up and over door to the front. PVCu double glazed door to the side. Window to the rear. Light and power.

Towards the front of the property the flagged drive provides off road parking and has adjacent well stocked flower beds and there is gated access to the side.

To the rear the gardens incorporate a flagged patio seating area with delightful lawned gardens beyond. External water feed. The rear gardens enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

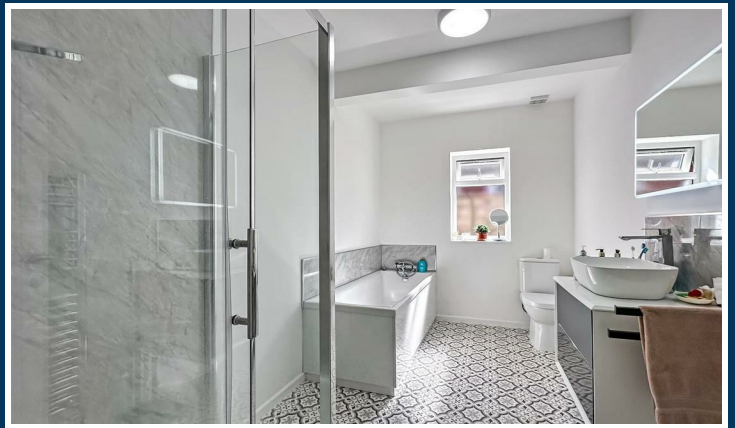
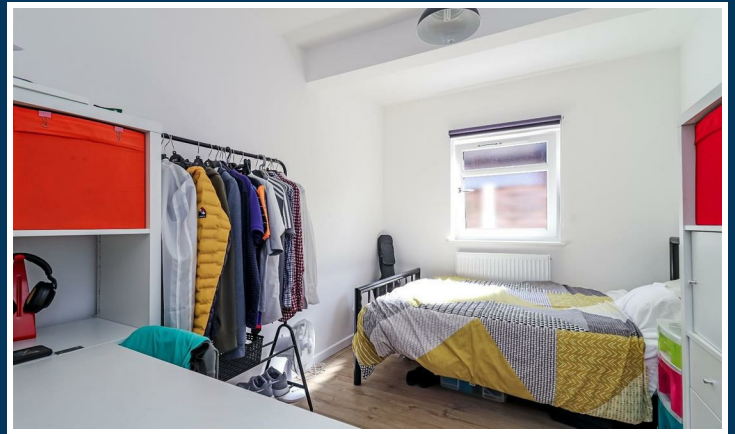
TENURE

We are informed the property is held on a Freehold basis. 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.

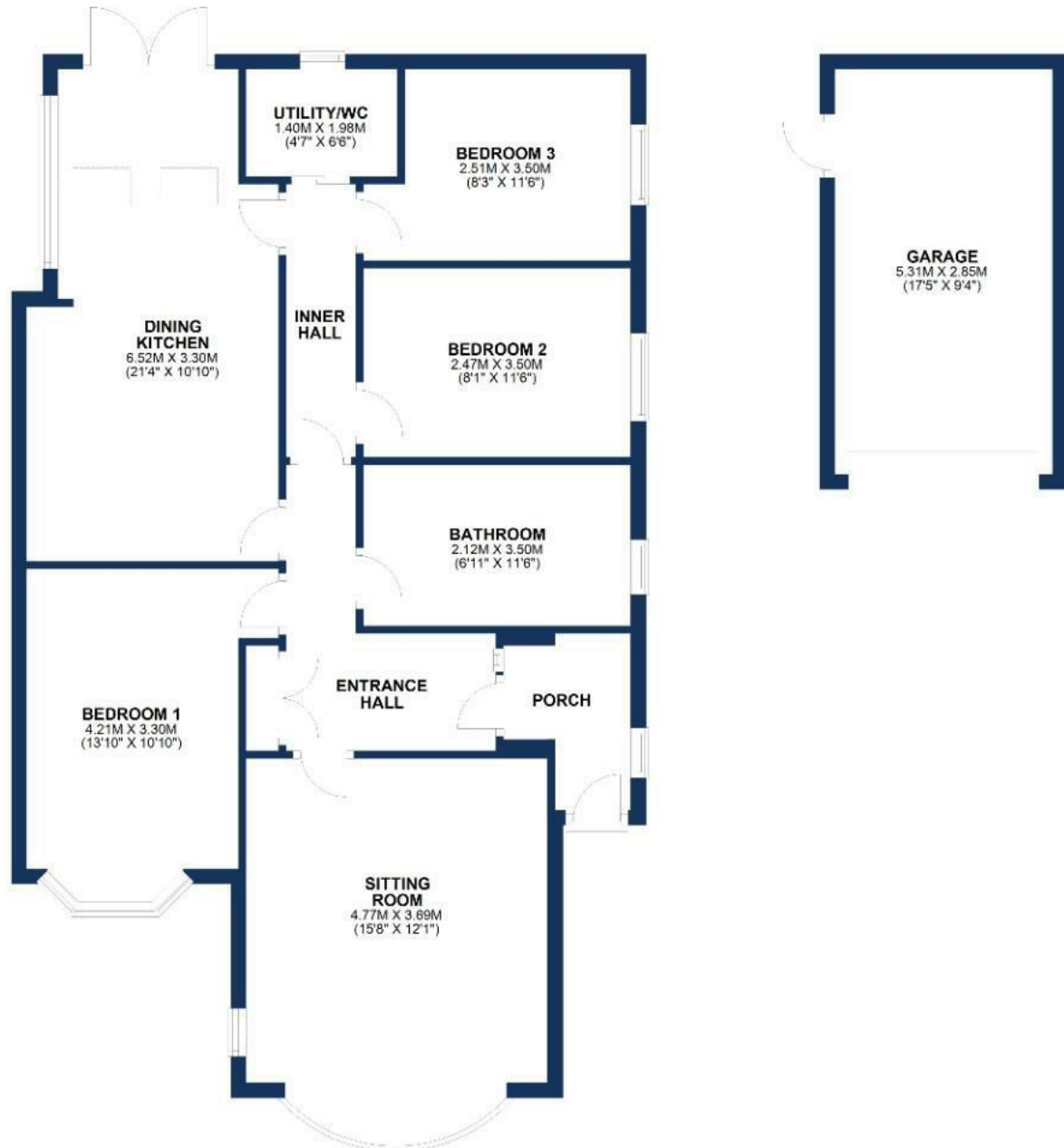
EPC available upon request



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GROUND FLOOR

APPROX. 107.3 SQ. METRES (1155.2 SQ. FEET)



TOTAL AREA: APPROX. 107.3 SQ. METRES (1155.2 SQ. FEET)

Floorplan for illustrative purposes only



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