



22 HADDON GROVE | TIMPERLEY

£450,000

A superbly proportioned and attractive period semi detached family home in an ideal location within easy reach of both Timperley village centre and Altrincham town centre with the Metrolink service into Manchester also close by. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted sitting room opening onto the rear dining room and with fitted kitchen and conservatory leading onto the attractive rear gardens. To the first floor there are three bedrooms and family bathroom/WC and there is an additional loft room to the second floor. To the front of the property is a courtyard garden with gates leading onto the shared driveway and with further gated access leading onto the rear gardens. The rear gardens are laid mainly to lawn incorporating a patio seating area. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 6SA

DESCRIPTION

An attractive period semi detached family home in a sought after location lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The property is also within easy reach of Timperley village centre and Altrincham town centre and Navigation Road Metrolink station providing a commuter service into Manchester.

The accommodation is well proportioned throughout and the entrance hall provides access onto an impressive open plan sitting/dining room with bay window to the front. Off the dining area is a fitted breakfast kitchen which in turn leads onto a rear conservatory with doors leading onto the attractive rear gardens. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC and the loft space provides an additional room with access to an eaves storage area.

Externally to the front of the property there is a gated courtyard garden and there are secure gates to the side. Off the conservatory there is a paved patio seating area with delightful lawned gardens beyond. An excellent property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Tiled floor. Half tiled walls. Ceiling cornice.

ENTRANCE HALL

Hardwood glass panelled front door. Radiator. Ceiling cornice. Stairs to first floor. Dado rail.

SITTING ROOM

13'1" x 10'7" (3.99m x 3.23m)

With lead effect PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point. Ceiling cornice. Picture rail.

DINING ROOM

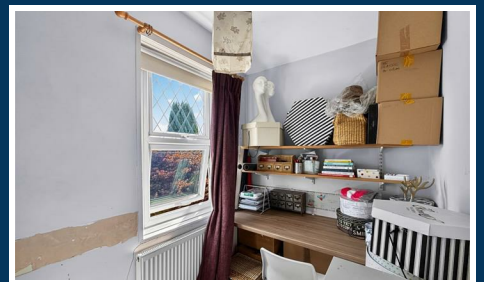
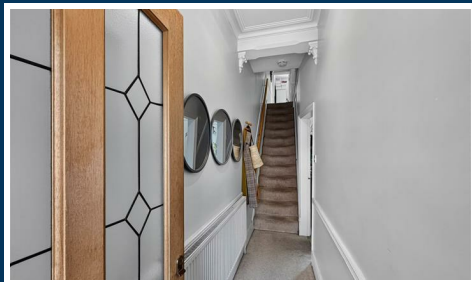
13'3" x 11'3" (4.04m x 3.43m)

With lead effect PVCu double glazed window to the rear. Radiator. Telephone point. Picture rail. Recessed low voltage lighting.

BREAKFAST KITCHEN

13'5" x 8'8" (4.09m x 2.64m)

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 5 ring gas hob with stainless steel splashback and extractor hood. Integrated microwave, fridge freezer. Plumbing for washing machine. Cupboard housing combination gas central heating boiler. Radiator. Under stairs storage cupboard. Recessed low voltage lighting. Tiled splashback. Natural wood flooring.



CONSERVATORY

9'5" x 8'0" (2.87m x 2.44m)

With PVCu double glazed sliding doors providing access to the rear gardens. Radiator. Natural wood flooring.

FIRST FLOOR

LANDING

Spindle balustrade staircase to second floor. Dado rail.

BEDROOM 1

14'6" x 11'3" (4.42m x 3.43m)

With 2 lead effect PVCu double glazed windows to the front. Radiator. Ceiling cornice.

BEDROOM 2

13'2" x 8'9" (4.01m x 2.67m)

PVCu double glazed window overlooking the rear garden. Ceiling cornice. Radiator.

BEDROOM 3

8'11" x 8'5" (2.72m x 2.57m)

PVCu double glazed window overlooking the rear garden. Radiator. Telephone point.

BATHROOM

7'2" x 5'9" (2.18m x 1.75m)

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

SECOND FLOOR

LOFT ROOM

With PVCu double glazed window to the rear and Velux window to the front. Recessed low voltage lighting. Radiator. Eaves storage.

OUTSIDE

To the front of the property is a courtyard garden. To the side is secure gated access to the side and rear.

Immediately to the rear and accessed via the conservatory is a paved patio seating area with delightful lawned gardens beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

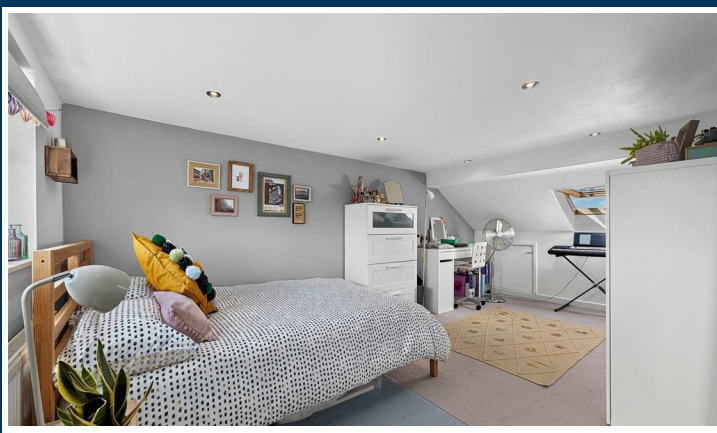
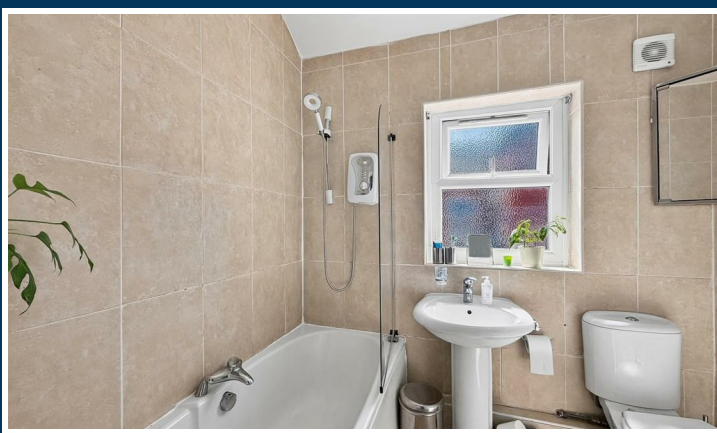
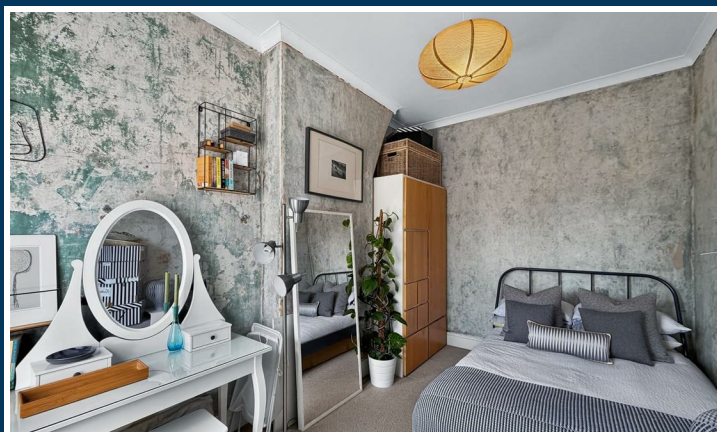
Trafford Band "D"

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.



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GROUND FLOOR
APPROX. 52.0 SQ. METRES (560.0 SQ. FEET)



FIRST FLOOR
APPROX. 44.6 SQ. METRES (480.3 SQ. FEET)



SECOND FLOOR
APPROX. 24.2 SQ. METRES (260.2 SQ. FEET)



TOTAL AREA: APPROX. 120.8 SQ. METRES (1300.5 SQ. FEET)
Figures for illustration purposes only



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