IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

49 THRESHFIELD DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £200,000

NO ONWARD CHAIN A superb opportunity to purchase a self contained ground floor apartment within close proximity of Timperley village centre and with access to large private rear gardens and communal parking. The accommodation briefly comprises private entrance vestibule, large open plan sitting room and dining room with adjacent fitted breakfast kitchen. An inner hallway then leads to the two bedrooms plus the bathroom/WC and there is also a rear conservatory leading onto the gardens. Externally there is a communal parking area and the apartment benefits from private rear gardens incorporating a block paved patio seating area with superb lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6XW

DESCRIPTION

This superb ground floor apartment forms part of a group of four similar properties in an ideal position well placed for local amenities.

Unusually this apartment has its own private entrance hall which provides access onto a large reception room with space for living and dining suites. Adjacent to this is a fitted breakfast kitchen with a comprehensive range of units. An inner hallway then leads to two double bedrooms, the principle with fitted wardrobes and the accommodation is completed by the bathroom/WC and the conservatory.

PVCu double glazing has been installed together with gas central heating throughout. Externally there is a communal parking area whilst to the rear there are superb private lawned gardens with block paved patio seating area.

The location is ideal being within easy reach of Timperley village centre and with Timperley Metrolink station further along Park Road. The property also lies in the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Glass panelled PVCu double glazed front door. Radiator. Tiled floor. Storage cupboard.

SITTING ROOM

17'9" x 10'2" (5.41m x 3.10m)

With PVCu double glazed window to the front. Radiator. Electric fireplace. Dado rail. Television aerial point.

BREAKFAST KITCHEN

17'9" x 6'8" (5.41m x 2.03m)

With a comprehensive range of wall and base unit with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob. Plumbing for washing machine. Space for fridge freezer. PVCu double glazed window to the side. Wall mounted gas central heating boiler. Tiled splashback. Tiled floor. Radiator.

INNER HALLWAY

Tiled floor. Access to:

BEDROOM 1

12'9" x 8'10" (3.89m x 2.69m)

With fitted wardrobes, drawers and overhead cupboards plus dressing table. PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM 2
8'9" x 6'7" (2.67m x 2.01m)
With PVCu double glazed window to the rear. Telephone point. Radiator. PVCu double glazed door to:

CONSERVATORY
110" x 10'8" (33.53m x 3.25m)
PVCu double glazed double doors to the rear garden. Radiator. Television aerial point.

BATHROOM
6'3" x 5'7" (1.91m x 1.70m)
Fitted with a suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Part panelled and part tiled walls. Tiled floor. Radiator. Opaque PVCu double glazed window to the side. Extractor fan.

OUTSIDE
To the front of the property there is a communal parking area providing off road parking. To the rear one of the properties main features are the gardens which incorporate a block paved patio seating area with superb lawns beyond and further flagged patio seating area. The rear gardens need to be seen to be appreciated.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "B"

TENURE
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 11/04/1983. Full details will be provided by our clients solicitor.

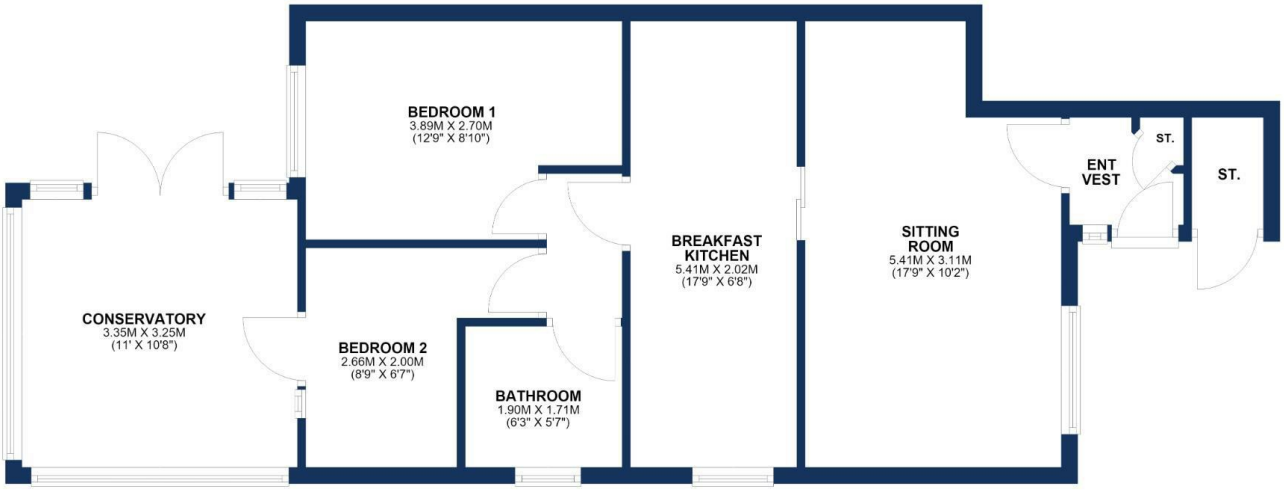
The current owners are not aware of any service charge or ground rent.

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. 62.6 SQ. METRES (673.8 SQ. FEET)



TOTAL AREA: APPROX. 62.6 SQ. METRES (673.8 SQ. FEET)

Floorplan for illustrative purposes only

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