



3 LEICESTER AVENUE | TIMPERLEY

OFFERS OVER £350,000

*****NO ONWARD CHAIN***** A superb opportunity to purchase a semi detached family home in an ideal location representing an exciting opportunity to remodel to individual taste. The accommodation briefly comprises enclosed porch, entrance hall with cloakroom/WC, full depth sitting/dining room with door to the fitted kitchen which in turn leads onto the attractive south facing rear gardens, three well proportioned bedrooms and family bathroom with separate WC. Externally there is off road parking within the driveway and gated access to the side. To the rear the gardens are a particular feature incorporating a patio seating area with attractive lawned gardens beyond with well stocked flowerbeds with a high degree of privacy and also benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6HR

DESCRIPTION

A traditional semi detached family home providing well proportioned accommodation and delightful gardens which benefit from a southerly aspect to enjoy the sun all day.

The property is approached via an enclosed porch which leads onto the welcoming entrance hall which provides access onto the full depth sitting/dining room over 21' in length and overlooking the delightful rear gardens. Adjacent to this main reception room is the kitchen fitted with a range of units and with door providing access to the garden. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

Externally to the front of the property the flagged drive provides ample off road parking and there is gated access to the side. Towards the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds with a high degree of privacy. As previously mentioned the rear gardens benefit from a southerly aspect to to enjoy the sun all day.

The location is ideal being a little over a 1/2 mile to the Metrolink station providing a commuter service into Manchester and the property lies within the catchment area of highly regarded primary and secondary schools.

A superb property with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door.

ENTRANCE HALL

Hardwood glass panelled front door. Radiator. Under stairs storage cupboard.

CLOAKROOM

With WC and wash hand basin. Tiled splashback. Radiator. Opaque PVCu double glazed window to the side. Extractor fan.

SITTING/DINING ROOM

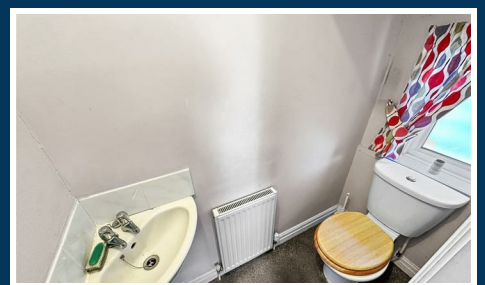
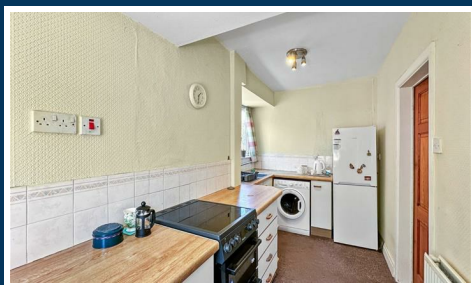
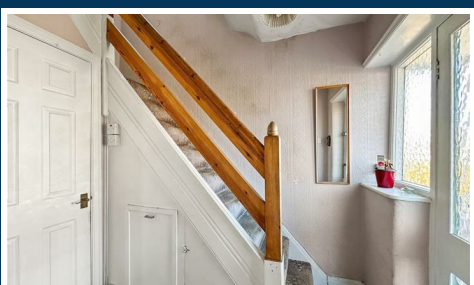
21'9" x 10'4" (6.63m x 3.15m)

Running the full depth of the property with PVCu double glazed bay window to the front. PVCu double glazed window overlooking the attractive rear garden. Gas fire. Space for living and dining suites. Two radiators. Ceiling cornice. Picture rail. Telephone point.

KITCHEN

15'0" x 7'0" (4.57m x 2.13m)

With a range of base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear patio with attractive lawned gardens beyond. Tiled splashback. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'0" x 9'2" (3.66m x 2.79m)

PVCu double glazed window to the front. Radiator. Picture rail.

BEDROOM 2

9'6" x 9'3" (2.90m x 2.82m)

PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3

6'10" x 6'9" (2.08m x 2.06m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'0" x 5'8" (1.83m x 1.73m)

With suite comprising tiled shower enclosure and wash hand basin. Opaque PVCu double glazed window to the front. Airing cupboard housing combination gas central heating boiler. Extractor fan.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property the flagged drive provides off road parking and there is gated access to the side. To the rear the gardens are a particular feature and incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds. There is a high degree of privacy and the rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

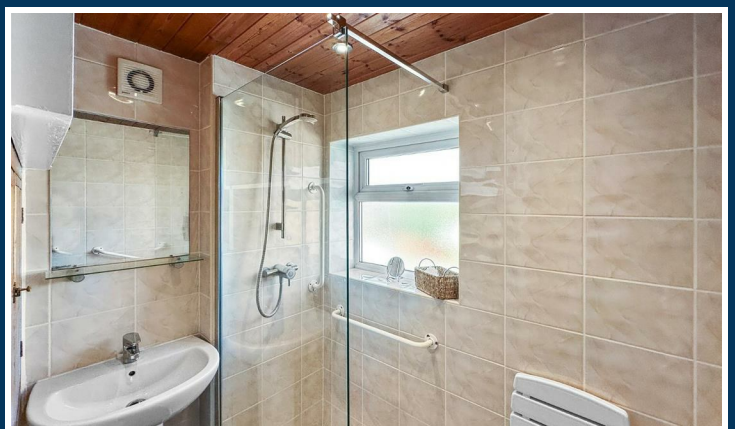
Trafford Band "C"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

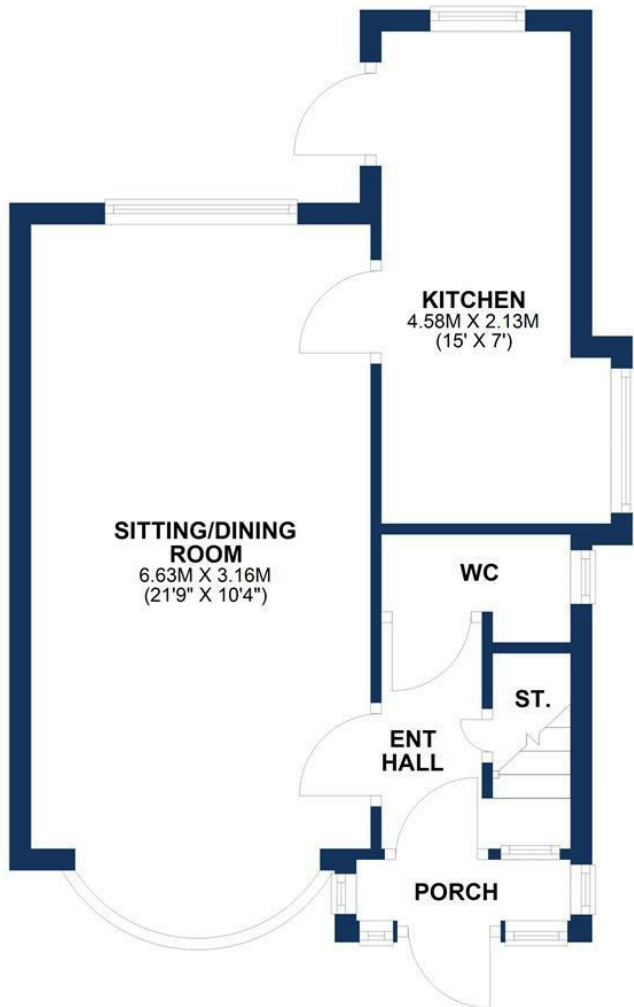
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 34.6 SQ. METRES (372.9 SQ. FEET)



FIRST FLOOR

APPROX. 29.6 SQ. METRES (318.4 SQ. FEET)



TOTAL AREA: APPROX. 64.2 SQ. METRES (691.3 SQ. FEET)

Floorplan for illustrative purposes only



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