

**84 REDBROOK ROAD | TIMPERLEY**

**OFFERS IN THE REGION OF £300,000**

A superbly presented end terrace family home which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, sitting room to the front and fitted dining kitchen to the rear plus separate living room with doors to the rear gardens, three bedrooms and bathroom/WC. To the front of the property gated access leads onto the footpath and has adjacent lawned gardens all screened by mature hedged borders. To the rear there is a decked seating area leading onto a paved terrace with lawned gardens beyond. This is a superb family home and viewing is highly recommended.



**POSTCODE: WA15 7EH**

## DESCRIPTION

This is a superbly presented end terraced family home which needs to be seen to be appreciated.

The accommodation is well proportioned throughout and the enclosed porch leads onto the front sitting room with a focal point of a living flame gas fire with granite effect insert and hearth. The dining kitchen is fitted with a comprehensive range of light wood wall and base units and has ample space for a dining suite and a useful addition is the second sitting room off the kitchen complete with double glazed patio doors leading onto the rear gardens. To the first floor there are three bedrooms and the modern family bathroom/WC.

Towards the front of the property there is gated access onto a footpath leading to the property with adjacent lawned gardens and screened by mature hedges. To the rear and accessed via the second sitting room there is a block decked seating area leading onto a patio with lawned gardens beyond. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

The property lies within the sought after location and within the catchment area of highly regarded primary and secondary schools and with access to the surrounding network of motorways and shopping within the market town of Altrincham and the village centre of Timperley.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Tiled floor.

#### SITTING ROOM

**14'11" x 12'1" (4.55 x 3.68)**

PVCu double glazed window to the front. Living flame electric fire with granite effect insert and hearth. Laminate flooring. Television aerial point. Telephone point. Ceiling cornice. Radiator.

#### DINING KITCHEN

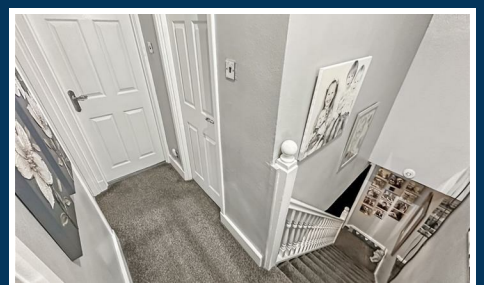
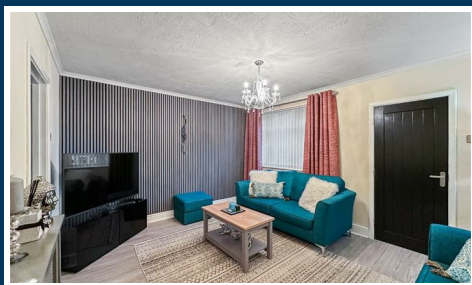
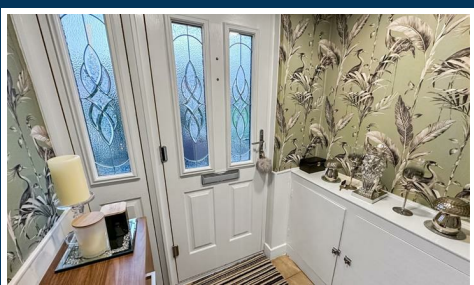
**14'11" x 13'7" (4.55 x 4.14)**

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surfaces over incorporating a stainless steel sink unit with drainer. Space for oven. Plumbing for washing machine. Space for dryer. Space for dishwasher. Space for fridge freezer. PVCu double glazed window overlooking the rear gardens. Spindle balustrade staircase to first floor. Radiator. Space for table and chairs.

#### GARDEN ROOM/SECOND SITTING ROOM

**11'3" x 5'11" (3.43 x 1.80)**

With PVCu double doors leading onto the decked seating area with patio and lawned gardens beyond. Opaque PVCu double glazed window to the rear. Laminate flooring. Radiator. Television aerial point. Storage cupboard housing Worcester combination gas central heating boiler.



## FIRST FLOOR

### LANDING

#### BEDROOM ONE

11'6" x 10'9" (3.51 x 3.28)

With PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Laminate flooring. Television aerial point.

#### BEDROOM TWO

11'4" x 7'3" (3.45 x 2.21)

PVCu double glazed window to the rear. Radiator. Television aerial point.

#### BEDROOM THREE

11'1" x 8'8" (3.38 x 2.64)

PVCu double glazed window to the rear. Laminate flooring. Radiator.

#### BATHROOM

6'4" x 5'4" (1.93 x 1.63)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Tiled walls and floor. Radiator. Extractor fan.

### OUTSIDE

To the front of the property gated access leads to a footpath leading to the property with adjacent lawned gardens with mature hedged borders providing a high degree of privacy. There is a passageway to the side which leads to the rear. To the rear and accessed via the garden room/second sitting room there is a decked seating area leading onto a paved patio with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession on completion.

### COUNCIL TAX

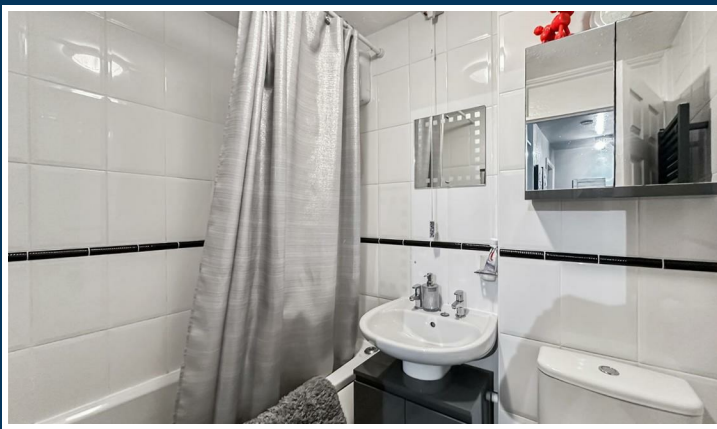
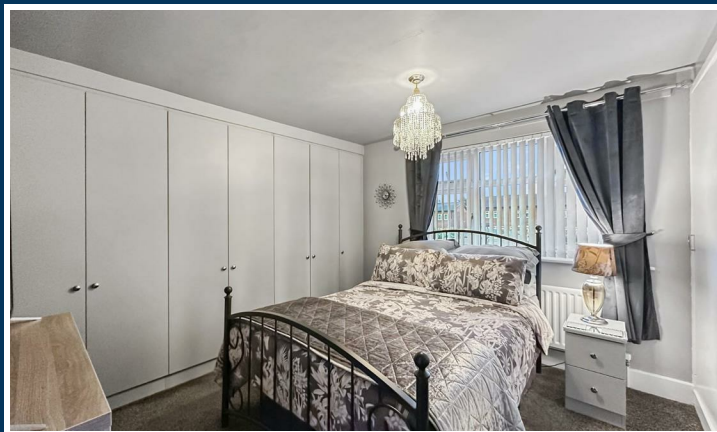
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### TENURE

We have been 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.

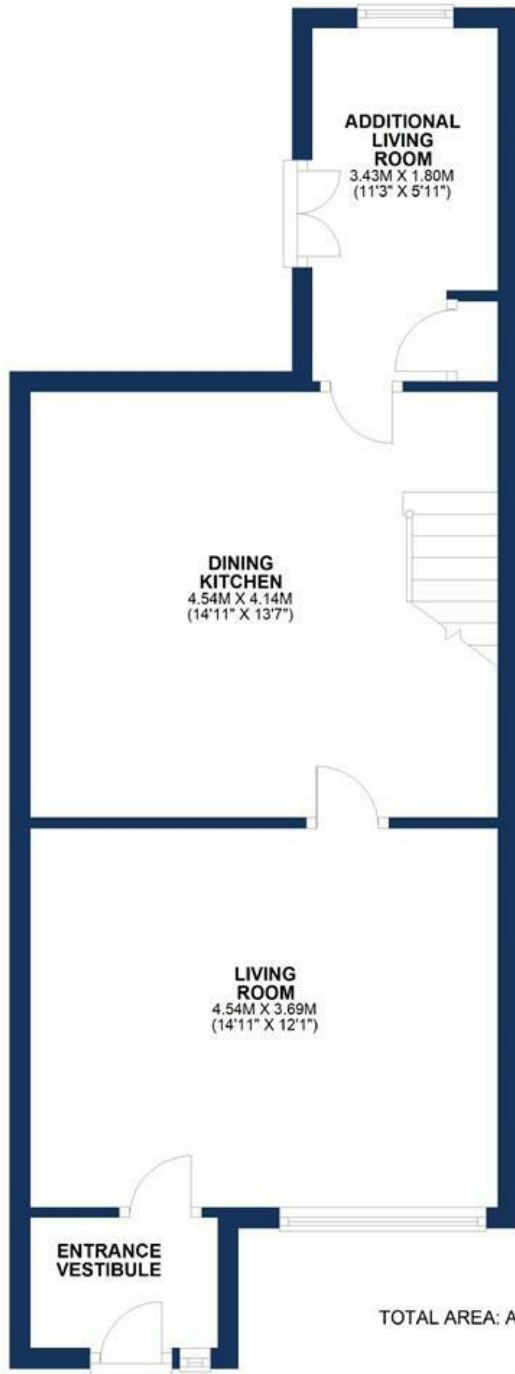


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## GROUND FLOOR

APPROX. 44.8 SQ. METRES (482.5 SQ. FEET)



## FIRST FLOOR

APPROX. 36.0 SQ. METRES (387.4 SQ. FEET)



TOTAL AREA: APPROX. 80.8 SQ. METRES (869.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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