IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

APARTMENT 4 6 BAKER STREET | TIMPERLEY

£320,000

A modern new build ground floor apartment with private balcony ideally located within the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall with lift and stairs to all floors, private entrance hall with ample storage, open plan living dining kitchen with doors to private balcony, two double bedrooms and bathroom/WC fitted with a contemporary white suite. Secure allocated parking. Viewing is highly recommended to appreciate the proportions and the presentation of the accommodation on offer. ***40% SHARED OWNERSHIP ALSO AVAILABLE***

POSTCODE: WA15 7BP

DESCRIPTION

Set in the heart of Timperley village Bakers Court is a modern apartment building offering well proportioned accommodation with quality fittings which need to be seen to be appreciated.

The building is approached via a secure communal entrance hall and there is lift and stair access to all floors. This particular apartment is situated on the ground floor and the private entrance hall provides ample storage space and access to all rooms. Towards the front of the property is an impressive open plan living dining kitchen. The kitchen is fitted with a comprehensive range of contemporary symphony fittings and worktops. Zanussi appliances include fridge freezer, washer dryer, microwave and oven and hob. Ample space for living and dining suites and with doors leading onto the private terrace. There are two excellent double bedrooms both serviced by the main bathroom fitted with vitra contemporary white sanitary ware with chrome fittings and porcelanosa tiling.

As previously mentioned the property benefits from a private seating terrace with tiled flooring and iron railing and overlooking the communal gardens. There is also an allocated parking space within the secure parking area.

The location is ideal being within easy reach of Timperley village centre and also lying in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system plus lift and stairs to upper floors.

PRIVATE ENTRANCE HALL

16'9 x 11'0 (5.11m x 3.35m)

Hardwood front door. Video entry system. Recessed low voltage lighting. Storage cupboard. Utility cupboard housing hot water system.

OPEN PLAN LIVING DINING KITCHEN COMPRISING:

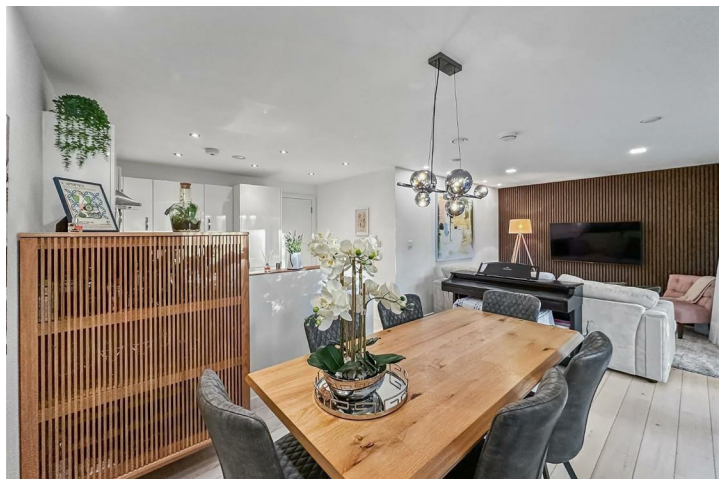
21'10 x 18'7 (6.65m x 5.66m)

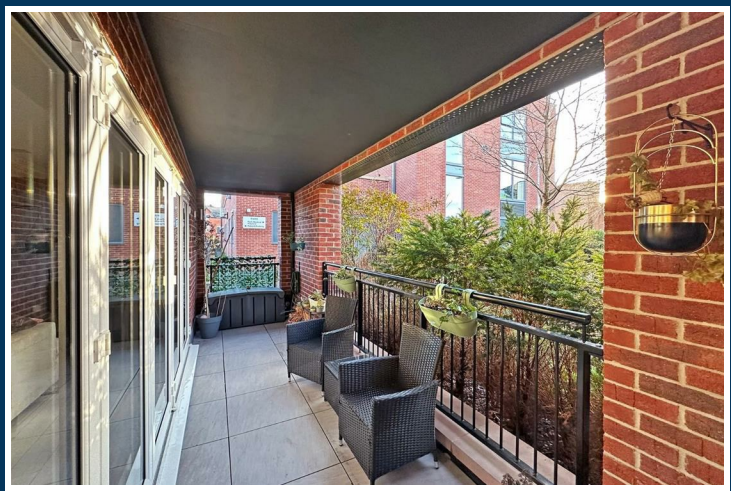
KITCHEN

Fitted with a comprehensive range of wall and base units by symphony kitchens with contrasting work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated appliances by Zanussi include oven/grill plus four ring electric hob with stainless steel extractor hood, microwave, fridge freezer and washer dryer. The current owners have also plumbed in a separate small dishwasher. Recessed low voltage lighting. Tiled splashback. Opening to:

LIVING/DINING AREA

With ample space for living and dining suites. Recessed low voltage lighting. Two electric radiators. Television aerial point. Telephone point. Bi folding doors provide access to the private terrace.





BEDROOM 1
12'0 x 10'6 (3.66m x 3.20m)
With PVCu double glazed window to the side. Electric radiator. Recessed low voltage lighting. Television aerial point.

BEDROOM 2
11'4 x 10'6 (3.45m x 3.20m)
PVCu double glazed window to the side. Electric radiator. Recessed low voltage lighting.

BATHROOM
10'1 x 7'1 (3.07m x 2.16m)
Fitted with a contemporary vitra white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, wash hand basin and WC. Chrome heated towel rail. Half tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE
Secure residents parking.

Private terrace with tiled floor and iron railing. The private terrace (21'10 x 5'3 / 6.65m x 1.60m) overlooks the communal gardens toward the front.

SERVICES
Mains electric, water and drainage are connected.

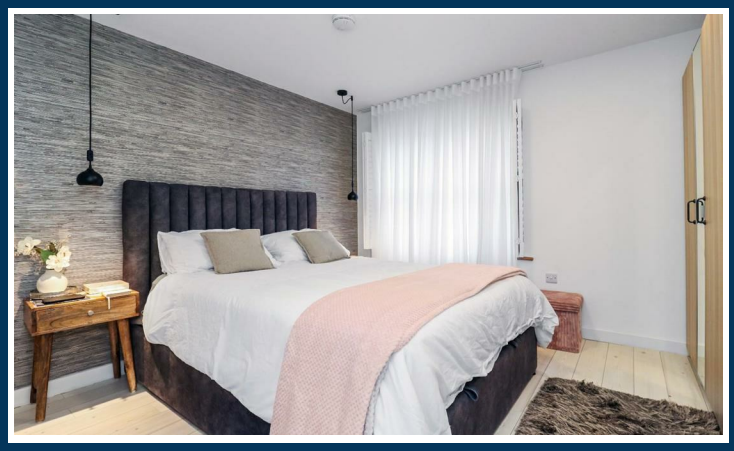
POSSESSION
Vacant possession upon completion.

COUNCIL TAX:
Trafford Band "C"

TENURE:
To be confirmed

SERVICE CHARGE
To be confirmed.

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. 83.6 SQ. METRES (899.7 SQ. FEET)

TOTAL AREA: APPROX. 83.6 SQ. METRES (899.7 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