IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

2 TULIP DRIVE | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A well presented traditional semi detached family home with attractive gardens and positioned in a desirable residential location. The accommodation briefly comprises recessed porch, entrance hall, bay fronted sitting room plus extended living room to the rear overlooking the gardens, fitted kitchen with adjacent dining room with doors to the rear garden and also a door to the external garage/store. To the first floor there are three bedrooms well proportioned and all serviced by the bathroom with separate WC. Ample off road parking within the driveway to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended to appreciate the potential of the accommodation on offer by way of extension subject to the relevant permissions being obtained.

POSTCODE: WA15 6LN

DESCRIPTION

This traditional bay fronted semi detached family home is beautifully maintained throughout yet still offers any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

The accommodation is approached beyond a recessed porch which leads onto the welcoming entrance hall. From the entrance hall there is access onto the bay fronted sitting room with a focal point of a raised fireplace whilst to the rear the living room has been extended and overlooks the rear garden and has a focal point of a exposed brick recessed fireplace. Also positioned to the rear of the property is a fitted kitchen which opens onto an adjacent dining room which in turn leads onto the attractive rear gardens by way of double doors and also has a door leading onto the front garage/store room.

To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes and the accommodation is completed by the bathroom with separate WC.

Externally there is off road parking within the block paved driveway and double doors lead onto the store room/garage. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with fence borders all enjoying a high degree of privacy.

The location is ideal being within the catchment area of highly regarded primary and secondary schools primarily within easy reach of Wellington School and Forest Prep School. Navigation Road Metrolink station is within easy reach and Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL
With PVCu double glazed front door with matching opaque side screens. Radiator. Telephone point. Stairs to first floor.

SITTING ROOM
12'9" x 11'10" (3.89m x 3.61m)
With a focal point of a raised fireplace with tiled hearth. PVCu double glazed bay window to the front. Laminate flooring. Fitted storage and shelving. Television aerial point. Radiator.

LIVING ROOM
18'1" x 11'4" (5.51m x 3.45m)
With a focal point of an exposed brick recessed fireplace. PVCu double glazed picture window overlooking the attractive gardens. Two radiators. Television aerial point.

KITCHEN
9'1" x 6'11" (2.77m x 2.11m)
Fitted with a range of white wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. AEG oven/grill and four ring electric hob with extractor hood over. Space for fridge. Plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear. Under stairs storage cupboard. Tiled floor. Recessed low voltage lighting. Access to:

DINING ROOM
15'1" x 7'2" (4.60m x 2.18m)
Double doors leading onto the rear garden. Cupboard housing gas central heating boiler. Fitted storage and shelving. Radiator. Space for dining suite. Access to garage/store.

FIRST FLOOR

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

BEDROOM 1
13'6" x 11'4" (4.11m x 3.45m)
PVCu double glazed bay window to the front. Radiator. Fitted wardrobes along one wall.

BEDROOM 2
12'4" x 11'4" (3.76m x 3.45m)
With fitted wardrobes. Radiator. PVCu double glazed window to the rear.

BEDROOM 3
8'4" x 7'1" (2.54m x 2.16m)
PVCu double glazed window to the front. Radiator.

BATHROOM
7'0" x 5'10" (2.13m x 1.78m)
Fitted with a suite comprising shower enclosure and wash hand basin. Tiled walls. Radiator. Airing cupboard housing hot water cylinder. Opaque PVCu double glazed window to the rear.

SEPARATE WC
With WC and opaque PVCu double glazed window to the side. Tiled walls and floor.

OUTSIDE

GARAGE/STORE
8'8" x 7'7" (2.64m x 2.31m)
With PVCu double doors to the front. Door to the dining room. Power point.

To the front of the property the block paved drive provides off road parking and has an adjacent stoned courtyard garden. To the rear the gardens incorporate a patio seating area with lawned gardens beyond with fence borders.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

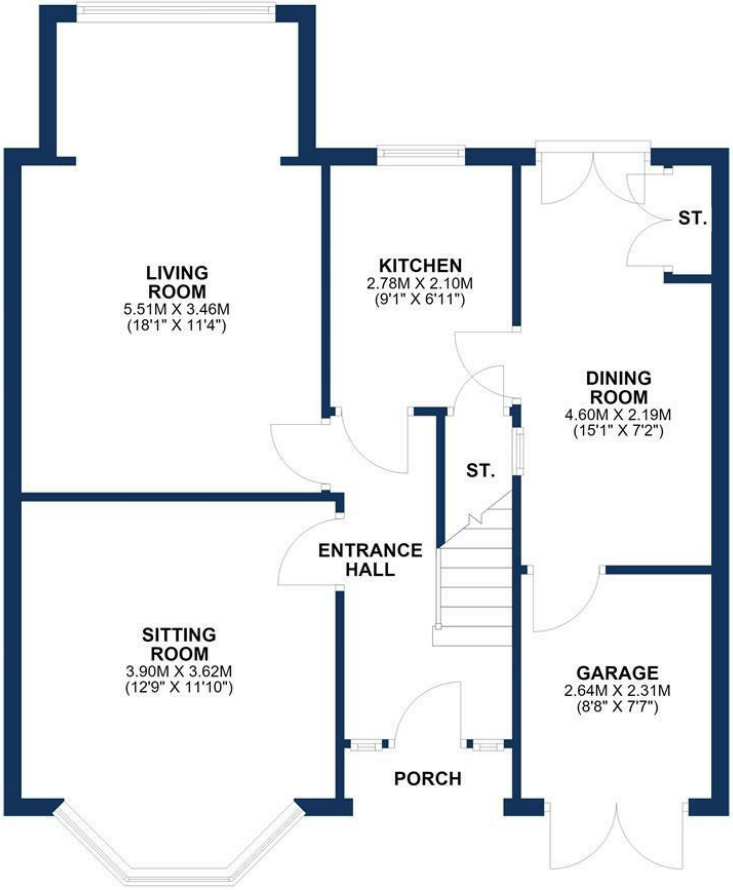
COUNCIL TAX
Trafford Band "C"

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

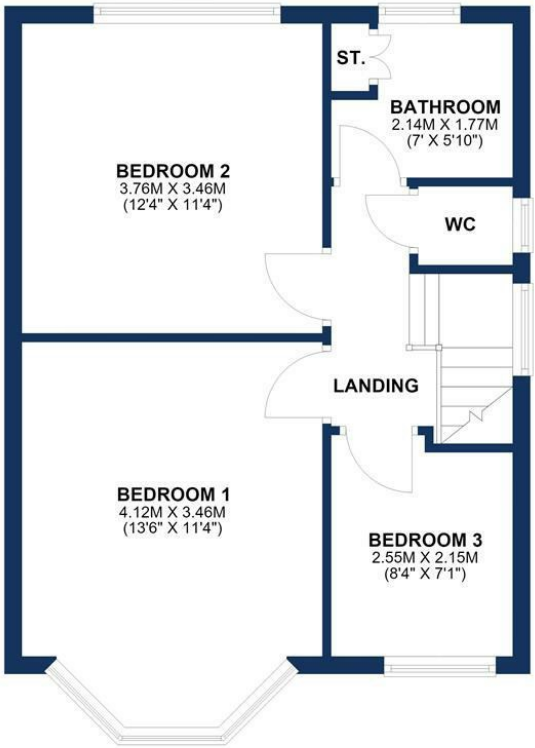
NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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. 62.9 SQ. METRES (677.1 SQ. FEET)



FIRST FLOOR
APPROX. 41.6 SQ. METRES (447.9 SQ. FEET)



TOTAL AREA: APPROX. 104.5 SQ. METRES (1124.9 SQ. FEET)

Floorplan for illustrative purposes only

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