



2 CARLIN GATE | TIMPERLEY

OFFERS OVER £600,000

A beautifully presented extended semi detached family home in a sought after location in close proximity to Timperley village centre and with Altrincham town centre a little further distant. Further potential exists to create a fourth bedroom/en suite in the loft subject to the relevant approvals. The accommodation briefly comprises enclosed porch, welcoming entrance hall with adjacent separate cloaks area, bay fronted dining room, large sitting room with double doors onto the attractive rear gardens and with access onto the adjacent breakfast kitchen fitted with a comprehensive range of units and with double doors leading onto the garden and with access to the adjacent utility room. The ground floor accommodation is completed by the W/C off the entrance hall. To the first floor there are three well proportioned bedrooms one of which benefits from fitted wardrobes and all are serviced by the family bathroom/WC. Externally there is off road parking to the front whilst to the rear the attractive gardens incorporate gravelled patio seating areas to the side and immediately to the rear with delightful lawned gardens beyond with well stocked flowerbeds and benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 7SL

DESCRIPTION

A superb opportunity to purchase this extended semi detached family home in a convenient location within easy reach of Altrincham town centre and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools, in particular with The Willows Primary School and Wellington School close by.

The beautifully presented accommodation needs to be seen to be appreciated and is approached via an enclosed porch leading onto the welcoming entrance hall with separate cloaks area. Towards the front of the property is a bay fronted dining room whilst to the rear is a wide sitting room with window and door overlooking and providing access to the attractive gardens. Adjacent to the sitting room is a large breakfast kitchen with a comprehensive range of units, space for Range oven, ample space for dining suite and with double doors leading onto the rear gardens. Adjacent to the kitchen is a separate useful utility room and the ground floor accommodation is completed by the WC.

To the first floor there are three excellent bedrooms well proportioned and with one benefitting from fitted wardrobes. All the bedrooms are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property the gravel driveway provides off road parking. To the rear there are delightful lawned gardens with well stocked flowerbeds, a gravelled patio seating area beyond and a paved patio to the side. Importantly, the gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

In conclusion a superbly presented and proportioned family home with further potential. Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed sliding door. Tiled floor.

ENTRANCE HALL

With adjacent separate cloaks area with opaque window to the front. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator. Ceiling cornice.

DINING ROOM

14'7" x 11'5" (4.45m x 3.48m)

With lead effect PVCu double glazed bay window to the front. Ceiling cornice. Recessed fireplace. Radiator.

SITTING ROOM

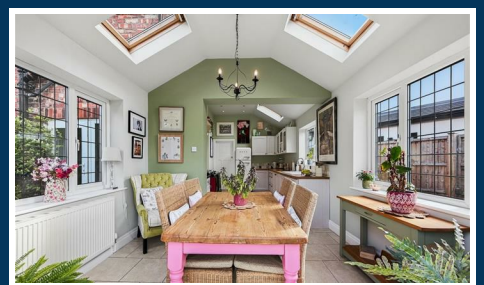
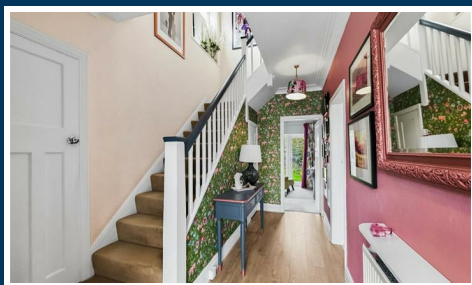
19'6" x 13'0" (5.94m x 3.96m)

A superb living area with PVCu double glazed double doors providing access onto the attractive rear gardens. Focal point of a living flame gas fire with marble insert and hearth with wood surround. Ceiling cornice. PVCu double glazed window overlooking the rear garden. Television aerial point. Radiator.

BREAKFAST KITCHEN

23'9" x 11'0" (7.24m x 3.35m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Space for Range oven and fridge freezer. Integrated dishwasher. Tiled splashback. Tiled floor. Dual aspect leaded effect PVCu double glazed windows plus Velux windows to the rear. PVCu double glazed double doors provide access to the rear garden. Recessed low voltage lighting. Radiator.



UTILITY

6'1" x 5'7" (1.85m x 1.70m)

Lead effect PVCu double glazed window to the side. Work surface with storage beneath. Plumbing for washing machine.

WC

With low level WC and wall mounted wash hand basin with tiled splashback. Opaque lead effect PVCu double glazed window to the front. Recessed low voltage lighting. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Access hatch to loft space which also has a Velux window.

BEDROOM 1

13'1" x 11'3" (3.99m x 3.43m)

With lead effect PVCu double glazed window to the front. Radiator.

BEDROOM 2

13'2" x 11'3" (4.01m x 3.43m)

With lead effect PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 3

9'10" x 7'5" (3.00m x 2.26m)

A superb third bedroom with lead effect PVCu double glazed window to the front. Radiator.

BATHROOM

9'6" x 7'4" (2.90m x 2.24m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Laminate flooring. Two opaque lead effect PVCu double glazed window to the rear. Radiator. Tiled splashback. Airing cupboard housing Worcester combination gas central heating boiler.

OUTSIDE

To the front of the property the drive provides off road parking. To the rear there are delightful lawned gardens with well stocked flowerbeds, a gravelled patio seating area beyond and a paved patio to the side. Importantly, the gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

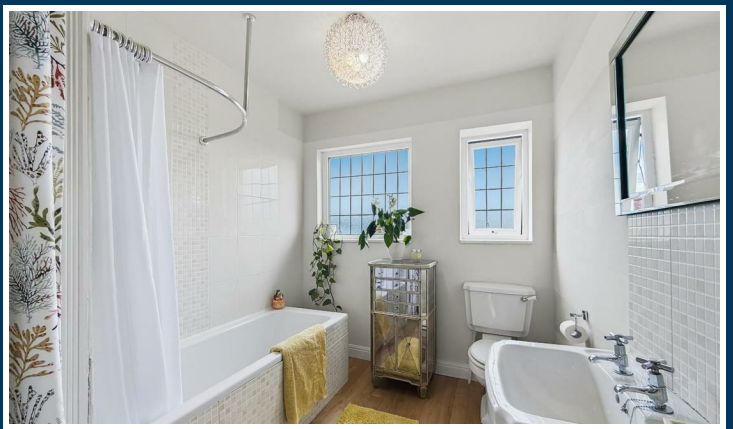
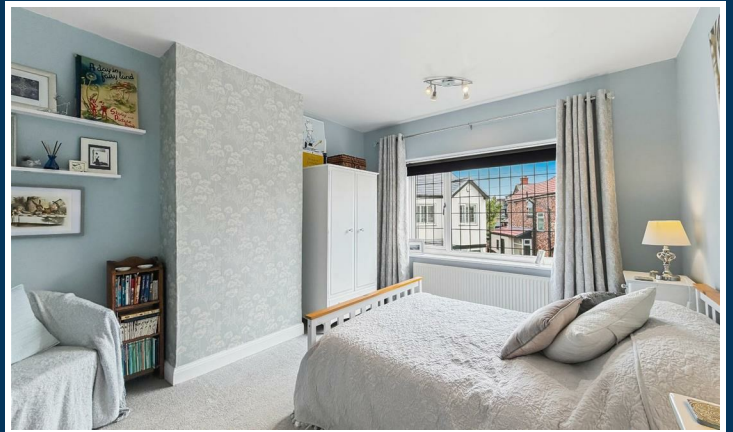
Trafford Band "D"

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.



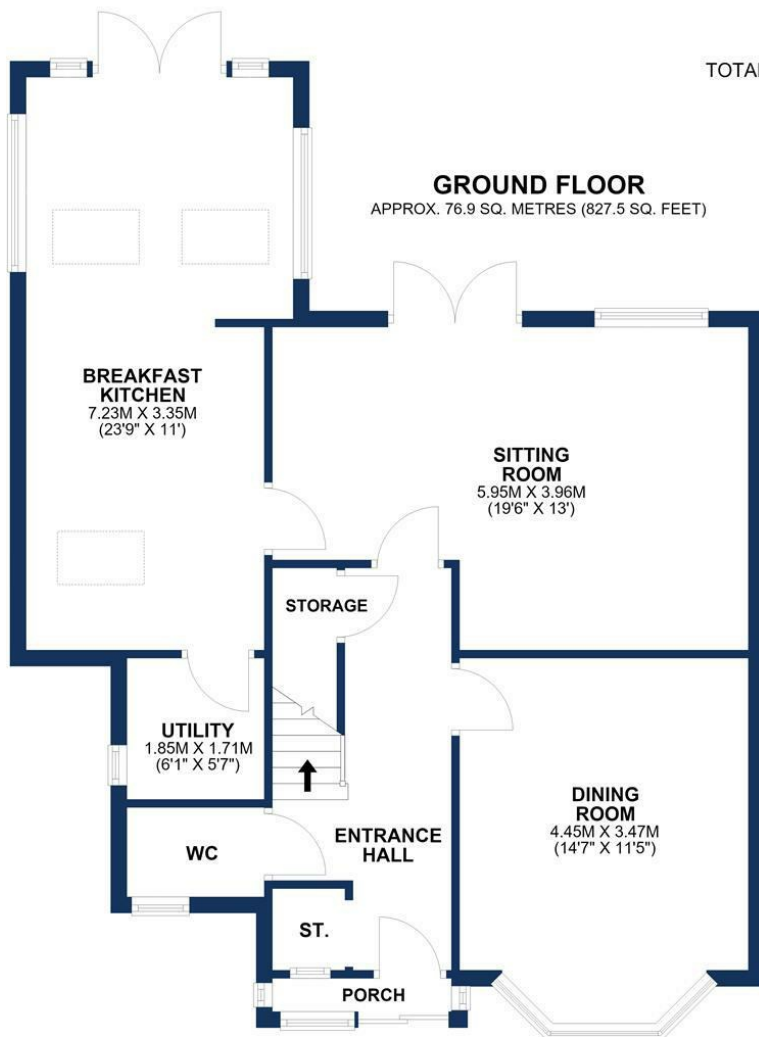
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TOTAL AREA: APPROX. 125.2 SQ. METRES (1348.1 SQ. FEET)

Floorplan for illustrative purposes only

GROUND FLOOR

APPROX. 76.9 SQ. METRES (827.5 SQ. FEET)



FIRST FLOOR

APPROX. 48.4 SQ. METRES (520.5 SQ. FEET)



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