IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

238 PARK ROAD | TIMPERLEY

OFFERS OVER £450,000

A deceptively spacious semi detached family home in an ideal location within close proximity to Timperley village and lying in the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch with storage area, L shaped open plan sitting/dining room with double doors leading onto the rear conservatory which in turn leads onto the rear gardens, fitted kitchen with access to the rear garden, fourth bedroom to the ground floor provides an en-suite shower room with adjacent WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC. Externally there is off road parking to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6QY

DESCRIPTION

This semi detached family home occupies a sought after location within easy reach of Timperley village centre and also Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is deceptively spacious and needs to be seen to be appreciated. An enclosed porch leads onto the large sitting room at the front with a focal point of a living flame gas fire and opening onto the separate dining room. From the dining room double doors lead onto the rear conservatory which in turn leads onto the attractive south facing rear gardens which are laid mainly to lawn. From the sitting room there is also access to the kitchen fitted with a comprehensive range of light wood units and with door leading onto the rear garden. The ground floor accommodation is completed by the garage which has been converted to create a fourth bedroom with adjacent en-suite shower room and separate WC.

To the first floor there are three excellent double bedrooms all serviced by the family bathroom/WC.

To the front of the property the driveway provides ample off road parking whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. PVCu double glazed window to the front. Access to storage cupboard.

SITTING ROOM

17'0" x 11'1" (5.18m x 3.38m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Radiator. Telephone point. Television aerial point. Ceiling cornice. Opening to:

DINING ROOM

14'4" x 10'0" (4.37m x 3.05m)

With ample space for dining suite. Ceiling cornice. Radiator. Television aerial point. Double doors to:

CONSERVATORY

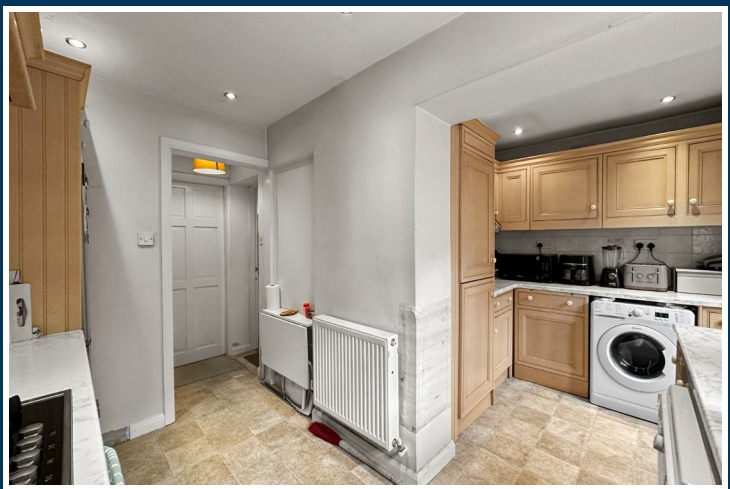
10'5" x 9'4" (3.18m x 2.84m)

With PVCu double glazed doors providing access to the south facing rear gardens. Radiator. Tiled floor.

KITCHEN

14'2" x 10'11" (4.32m x 3.33m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated oven/grill plus 5 ring gas hob with extractor hood over. Space for fridge freezer, dishwasher and washing machine. PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Door and window to the rear garden. Tiled splashback.



BEDROOM 4
17'9" x 7'6" (5.41m x 2.29m)
PVCu double glazed window to the front. Radiator.

EN-SUITE
With tiled shower enclosure and adjacent separate WC and wash hand basin.

FIRST FLOOR

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

LOFT
With pull down ladder to boarded loft space with light and power.

BEDROOM 1
18'0" x 9'9" (5.49m x 2.97m)
PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 2
10'1" x 8'0" (3.07m x 2.44m)
PVCu double glazed window to the rear. Radiator.

BEDROOM 3
11'1" x 7'1" (3.38m x 2.16m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'0" x 6'4" (2.44m x 1.93m)
Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Tiled walls. Extractor fan. Opaque PVCu double glazed window to the rear. Heated towel rail.

OUTSIDE
To the front of the property the block paved drive provides ample off road parking and has an adjacent well stocked flowerbed.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond all enclosed by fence borders and benefitting from a southerly aspect to enjoy the sun all day.

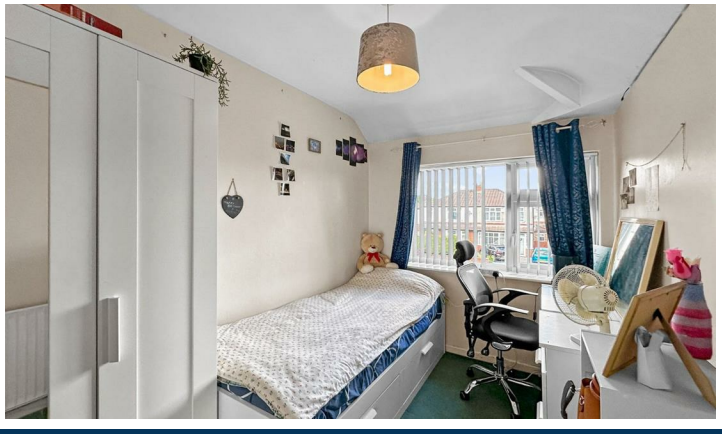
SERVICES
All main services are connected.

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. 72.2 SQ. METRES (776.7 SQ. FEET)

FIRST FLOOR
APPROX. 40.1 SQ. METRES (431.8 SQ. FEET)

TOTAL AREA: APPROX. 112.3 SQ. METRES (1208.6 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