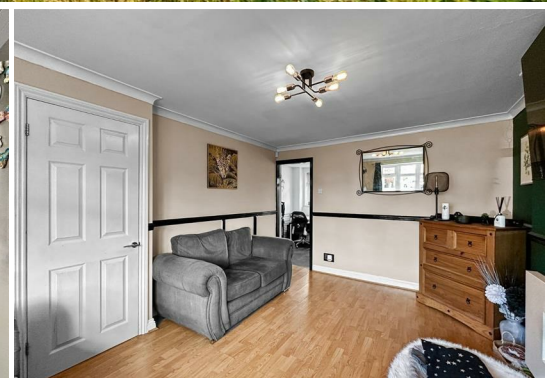




9 REDESMERE CLOSE | TIMPERLEY

OFFERS OVER £335,000

A semi detached family home occupying an enviable corner plot with room to extend subject to any relevant permissions being obtained. The accommodation briefly comprises entrance hall, sitting room, full width dining kitchen with access to the rear gardens, three bedroom and bathroom/WC. The gardens extend to the front side and rear and are laid mainly to lawn. There are double gates to the rear and the garage has been adapted to create a bar/living area. Viewing is highly recommended.

POSTCODE: WA15 7EE

DESCRIPTION

A semi detached family home in an ideal location and occupying an enviable corner plot with large gardens. The plot provides scope for extension subject to any relevant permissions being obtained. Our clients have plans available for a previously proposed extension.

The accommodation is approached via a welcoming entrance hall which provides access onto the excellent sitting room with a focal point of an electric fire and with door leading onto the dining kitchen. The dining kitchen occupies the full width of the property and is fitted with a comprehensive range of units, ample space for dining suite and with door to the rear gardens with bar beyond.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property are lawned gardens and gated access to the side. Towards the side and rear the gardens are laid mainly to lawn and there are also double gates leading onto the driveway.

The property lies within a sought after location within the catchment area of highly regarded primary and secondary schools. The property is also within easy reach of the surrounding network of motorways and with shopping in the market town of Altrincham and the village centre of Timperley close by.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Laminate wood flooring. Stairs to first floor. Radiator. Storage cupboard.

SITTING ROOM

15'9" x 11'7" (4.80m x 3.53m)

PVCu double glazed bay window to the front. Electric fire. Laminate wood flooring. Dado rail. Cornice. Radiator. Television aerial point.

DINING KITCHEN

14'6" x 8'2" (4.42m x 2.49m)

Running the full width of the property and fitted with a comprehensive range of wall and base units, with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge/freezer and dishwasher. PVCu double glazed door and window to the rear. Tiled splashback. Radiator. Recessed low voltage lighting. Access to understairs storage area with plumbing for washing machine.

FIRST FLOOR

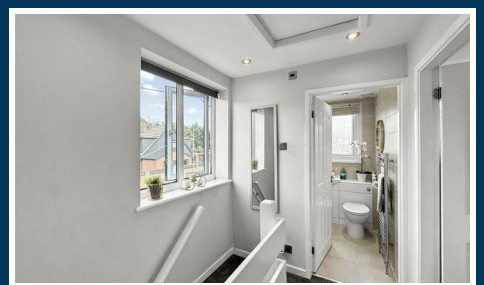
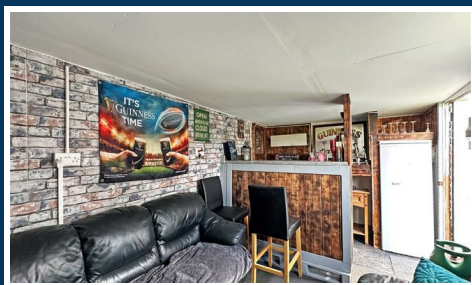
LANDING

PVCu double glazed window to the side. Loft access hatch. Recessed low voltage lighting.

BEDROOM ONE

14'1" x 8'4" (4.29m x 2.54m)

PVCu double glazed window to the front. Radiator. Cornice.



BEDROOM TWO

10'2" x 8'6" (3.10m x 2.59m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

10'9" x 5'10" (3.28m x 1.78m)

PVCu double glazed window to the front. Radiator. Cupboard housing gas central heating boiler.

BATHROOM

6'0" 5'10" (1.83m 1.78m)

With a white suite with chrome fittings comprising bath with mains shower, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled walls.

OUTSIDE

BAR

15'7" x 9'0" (4.75m x 2.74m)

Fitted bar area with adjacent living space. Light and power. Door and window to the front.

To the front of the property are lawned gardens and gated access leads to the rear. The rear gardens are laid mainly to lawn and there are also double gates providing access to the driveway.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

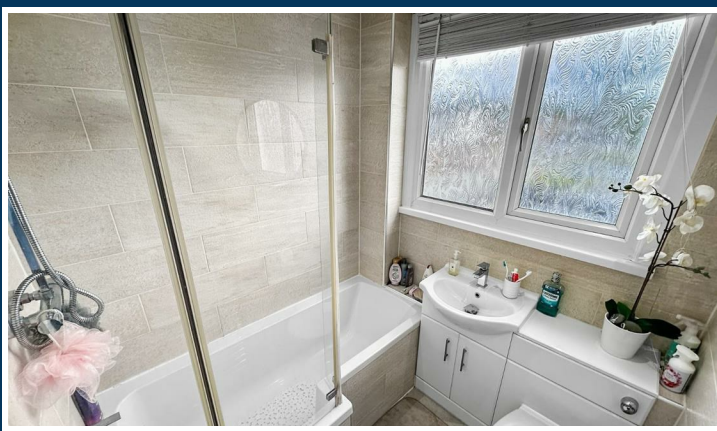
Trafford Borough Council Band C

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.

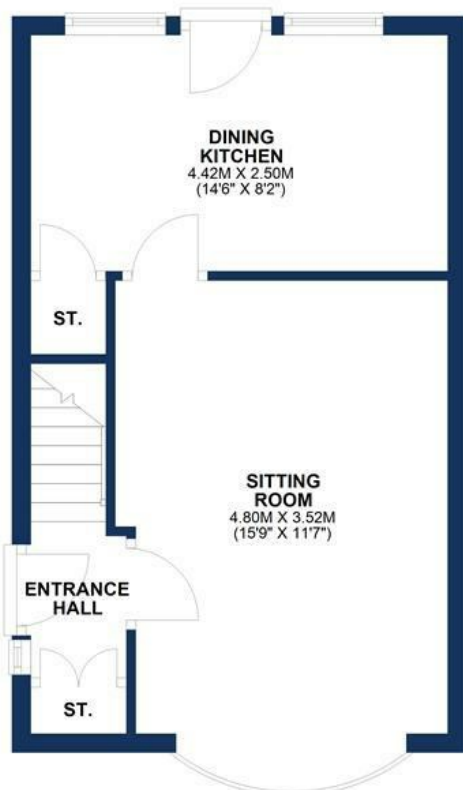
GROUND FLOOR

APPROX. 46.1 SQ. METRES (496.2 SQ. FEET)



FIRST FLOOR

APPROX. 33.0 SQ. METRES (355.0 SQ. FEET)



TOTAL AREA: APPROX. 79.1 SQ. METRES (851.1 SQ. FEET)

Floorplan for illustrative purposes only



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