



**18 WINGATE DRIVE | TIMPERLEY**

**£650,000**

A superb detached family home ideally positioned towards the head of the cul de sac and with extensive lawned gardens to the rear. The accommodation briefly comprises recessed porch, entrance hallway, front living room, sitting room with door to the rear gardens, large dining kitchen with door to the side and access to the integral garage, cloakroom/WC, three bedrooms and bathroom/WC. Off road parking to the front whilst to the rear is a large Indian stone seating area with superb extensive lawned gardens beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7PX

## DESCRIPTION

This detached family home is ideally located within this quiet cul de sac and positioned at the head with extensive rear gardens.

The accommodation is approached via a recessed porch which leads onto the welcoming entrance hall. Towards the front of the property is a separate living room with plantation shutters to the bay window and a focal point of a living flame gas fire with granite hearth. Towards the rear of the property is a separate sitting room again with a focal point of a period style fireplace and with door leading onto the patio seating area with extensive lawned gardens beyond. Also to the rear is a large dining kitchen with a comprehensive range of units and with access to the rear gardens and also the integral garage. The ground floor accommodation is completed by the cloakroom/WC fitted with a contemporary white suite with chrome fittings.

To the first floor there are three bedrooms all of which benefit from fitted wardrobes and serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

To the exterior of the property the driveway provides off road parking and access to the garage and there is gated access to the side. The garage benefits from light, power and water feeds and also houses the combination gas central heating boiler.

To the rear is a large Indian stone patio seating terrace with extensive lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders.

The location is ideal being within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools including Wellington School and with local shops on Shaftesbury Avenue.

Viewing is highly recommended to appreciate the property and gardens on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

With hardwood glass panelled front door. Natural wood flooring. Opaque lead effect PVCu double glazed arched window to the front. Spindle balustrade staircase to first floor. Radiator. Telephone point. Picture rail.

#### CLOAKROOM

With a contemporary white suite with chrome fittings comprising WC and vanity wash basin. Chrome heated towel rail. Half tiled walls. Tiled floor.

#### LIVING ROOM

**14'5" x 12'4" (4.39m x 3.76m)**

With lead effect PVCu double glazed bay window to the front with plantation shutters. Focal point of a living flame gas fire with granite hearth. Radiator. Ceiling cornice. Television aerial point.

#### SITTING ROOM

**13'7" x 11'0" (4.14m x 3.35m)**

With a focal point of a period style fireplace with granite hearth. Lead effect PVCu double glazed door and window to the rear providing access to the gardens. Picture rail. Radiator. Television aerial point. Telephone point.

#### DINING KITCHEN

**17'4" x 11'2" (5.28m x 3.40m)**

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating sink unit. Space for Range oven. Stainless steel splashback and extractor hood. Integrated fridge and dishwasher. Natural wood flooring. Radiator. Two lead effect PVCu double glazed windows to the rear and one to the side. PVCu double glazed door provides access to the side. Recessed low voltage lighting. Door to integral garage.



## FIRST FLOOR

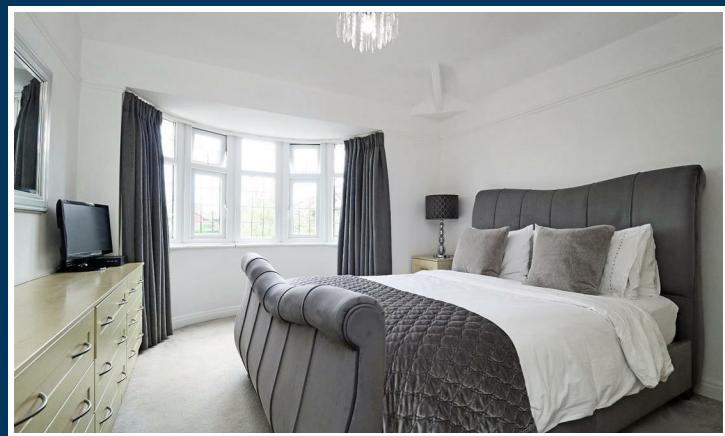
### LANDING

Leaded and stained glass arched window to the side. Picture rail.

### BEDROOM 1

**14'9" x 11'0" (4.50m x 3.35m)**

With lead effect PVCu double glazed bay window to the front. Radiator. Fitted wardrobes. Picture rail.



### BEDROOM 2

**13'7" x 11'0" (4.14m x 3.35m)**

With lead effect PVCu double glazed window to the rear with plantation shutters. Fitted wardrobes plus overhead cupboards and dressing table. Radiator. Picture rail.

### BEDROOM 3

**9'9" x 8'0" (2.97m x 2.44m)**

With lead effect PVCu double glazed window to the rear with plantation shutters. Fitted wardrobe plus overhead cupboard and dressing table. Radiator. Picture rail. Loft access hatch with pull down ladder to loft space.

### BATHROOM

**8'0" x 7'5" (2.44m x 2.26m)**

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower, corner tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.



### OUTSIDE

### INTEGRAL GARAGE

**15'2" x 8'6" (4.62m x 2.59m)**

With up and over door to the front and door to the dining kitchen. Light, power and water feeds. Plumbing for washing machine. Wall mounted Ideal combination gas central heating boiler. Opaque lead effect PVCu double glazed window to the side.

The block paved driveway to the front provides off road parking and there is gated access to the rear. To the side and rear is an attractive Indian stone patio with extensive lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. External water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Band "E"

### TENURE

We are informed the property is Freehold, with a rent charge of £12.00 pa. This should be verified by your Solicitor.

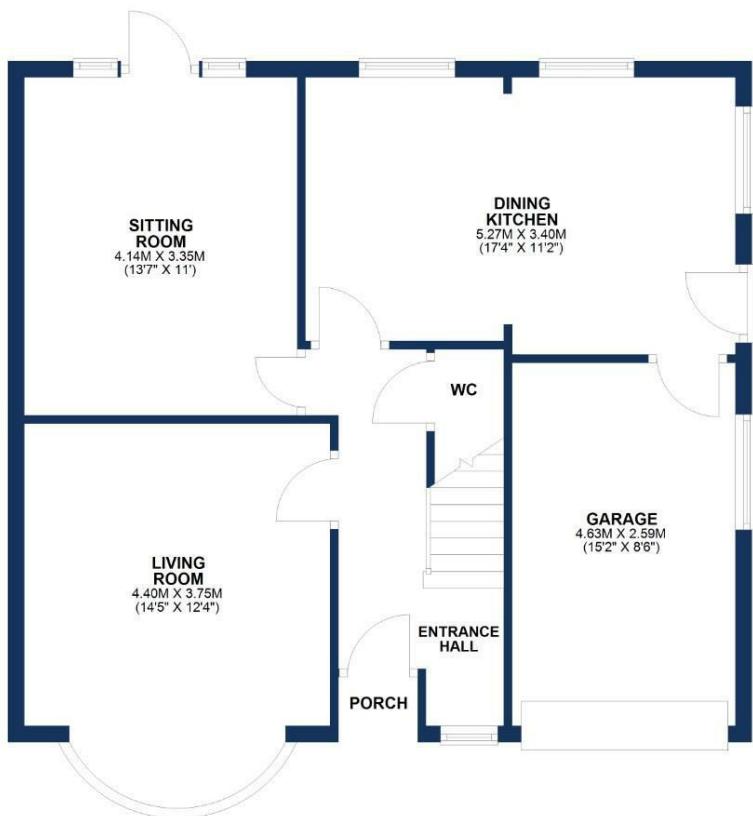
### NOTE

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

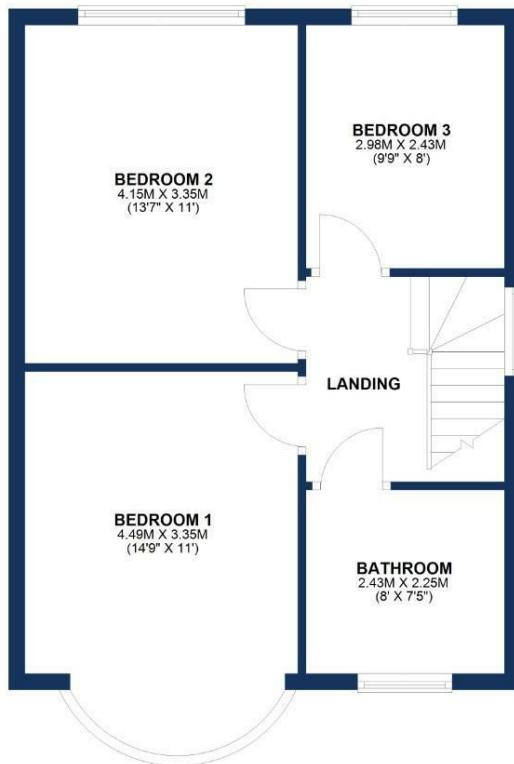


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**GROUND FLOOR**  
APPROX. 69.9 SQ. METRES (752.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 47.4 SQ. METRES (509.7 SQ. FEET)



TOTAL AREA: APPROX. 117.3 SQ. METRES (1262.5 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