IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









PICKERING LODGE MOSS LANE | TIMPERLEY

OFFERS OVER £550,000

NO ONWARD CHAINThe iconic Pickering Lodge is located on the corner of Moss Lane and Mossgrove Road adjacent to Pickering Lodge Park. An attractive building with well proportioned accommodation that briefly comprises welcoming entrance hall, sitting room plus separate living room and dining room opening onto the working kitchen, four bedrooms and two bathroom plus utility area. There are lawned gardens to the front, side and rear plus gated courtyard garden providing access to the entrance way. An ideal position with the park adjacent and within walking distance of local shops plus Timperley village, Navigation Road Metrolink station and more importantly Wellington School. Viewing is highly recommended to appreciate the potential of the accommodation on offer.

POSTCODE: WA15 6LE

DESCRIPTION

The iconic Pickering Lodge is an attractive building ideally located within walking distance of Timperley village centre, Navigation Road Metrolink station plus Wellington School and The Willows School.

The accommodation is superbly proportioned throughout and needs to be seen to be appreciated. A large welcoming entrance hall provides access onto a separate sitting room towards the front whilst there is an additional central living room. Off the second reception room is a separate dining room which provides access to a large under stairs storage cupboard and also opens onto the fitted kitchen. The kitchen is located towards the rear of the property and has a door leading to the rear courtyard garden. The ground floor accommodation is completed by a fourth bedroom which provides access onto an en-suite shower room/WC which has an adjacent utility area with door to the rear courtyard.

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

Externally to the front of the property there is gated access to the front courtyard. Towards the side and rear there are lawned gardens and also driveway providing off road parking and immediately to the rear is a further separate courtyard garden with flagged seating area.

As previously mentioned the accommodation is well proportioned but still represents an opportunity to re-model to individual taste.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

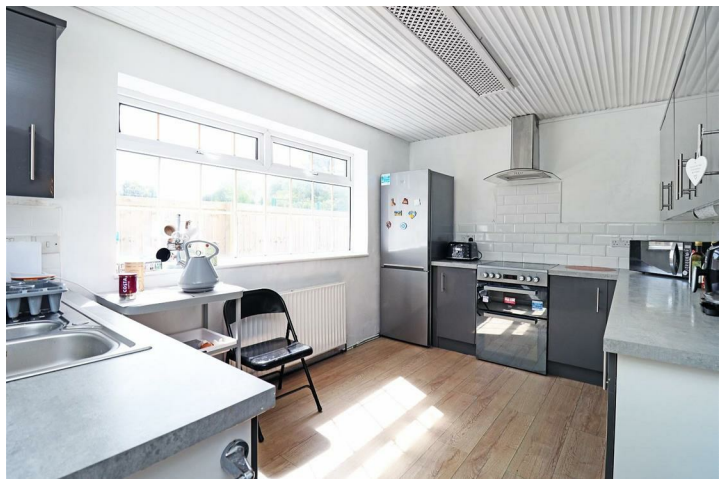
ENTRANCE HALL
Impressive hardwood front door. PVCu double glazed window to the front. Ceiling cornice. Stairs to first floor.

SITTING ROOM
14'8" x 11'11" (4.47m x 3.63m)
With PVCu double glazed bay window to the front. Living flame gas fire. Ceiling cornice. Radiator. Television aerial point.

LIVING ROOM
16'7" x 13'0" (5.05m x 3.96m)
With bay window to the side housing two PVCu double glazed windows. Ceiling cornice. Radiator. Television aerial point. Fireplace with timber mantle.

DINING ROOM
13'0" x 8'9" (3.96m x 2.67m)
With PVCu double glazed window to the rear. Laminate flooring. Space for dining suite. Picture rail. Radiator. Access to under stairs storage cupboard.

KITCHEN
13'0" x 9'1" (3.96m x 2.77m)
Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and dishwasher. Radiator. Tiled splashback. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear courtyard garden. Laminate flooring.











BEDROOM 4
11'7" x 10'7" (3.53m x 3.23m)
With PVCu double glazed window to the side. Radiator. Ceiling cornice. Door to:

EN-SUITE/UTILITY
13'3" x 6'5" (4.04m x 1.96m)
With a suite comprising corner tiled shower cubicle, WC and wash hand basin. Half tiled walls. Tiled floor. Two opaque PVCu double glazed windows to the side. Opening to utility area with plumbing for washing machine and space for dryer and also housing the combination Vaillant gas central heating boiler. PVCu double glazed door provides access to the rear courtyard garden.

FIRST FLOOR

LANDING
Radiator. PVCu double glazed window to the side.

BEDROOM 1
14'52 x 13'3" (4.27m x 4.04m)
With two opaque PVCu double glazed windows to the front. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 2
12'0" x 11'11" (3.66m x 3.63m)
With PVCu double glazed window to the front. Loft access hatch. Laminate flooring. Radiator.

BEDROOM 3
13'0" x 9'5" (3.96m x 2.87m)
With PVCu double glazed window to the side. Radiator. Laminate flooring. Wash hand basin.

BATHROOM
8'9" x 8'0" (2.67m x 2.44m)
With a white suite with chrome fittings comprising jacuzzi bath, tiled shower cubicle, WC and vanity wash basin. PVCu double glazed window to the side. Tiled walls and floor. Chrome heated towel rail.

OUTSIDE
To the front of the property is a gated pedestrian access plus further gated leading to the driveway. There are lawned gardens to the front and side and flagged courtyard garden immediately to the rear.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "F"

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.

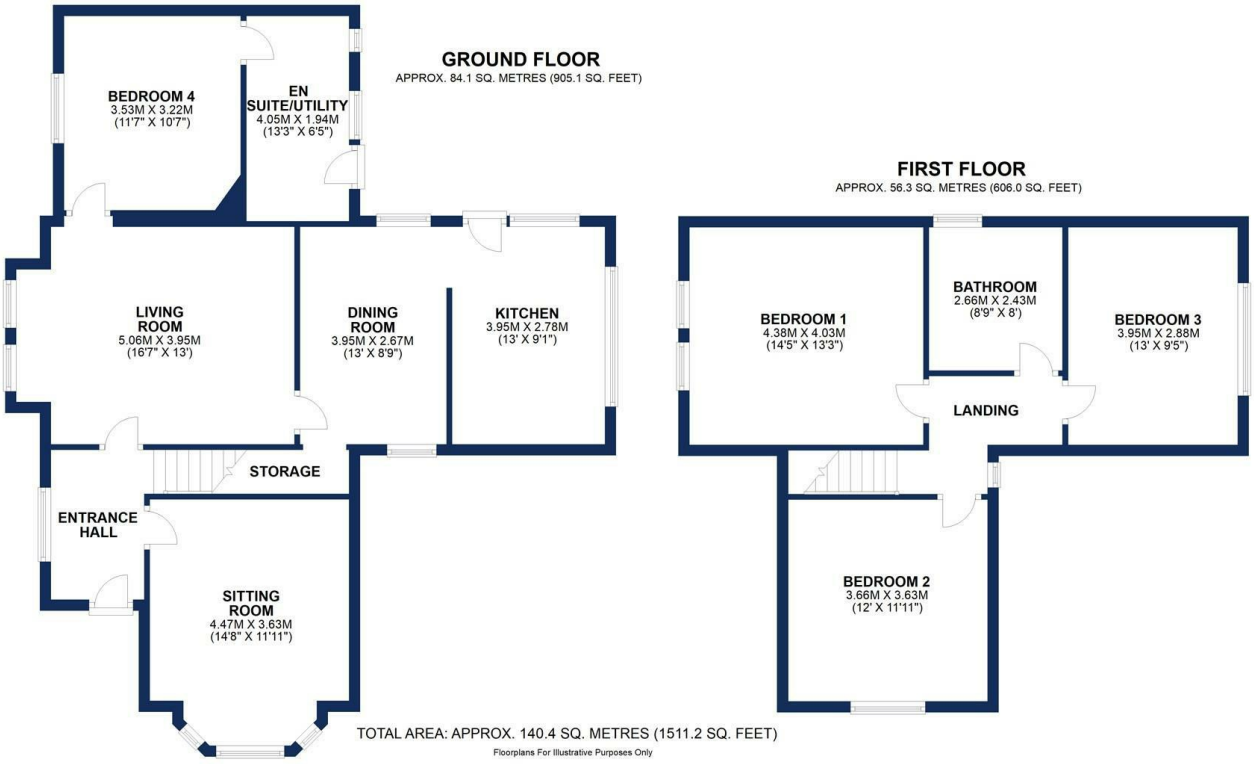








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