IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

4 LINDSELL ROAD | WEST TIMPERLEY

OFFERS OVER £425,000

An attractive period semi detached family home beautifully presented and well proportioned throughout and viewing is highly recommended. The accommodation briefly comprises recessed porch, welcoming entrance hall, bay fronted sitting room with period style fireplace and glass panelled door to the separate dining room with bi folding doors to the rear garden and opening onto the fitted kitchen. Two double bedrooms and bathroom/WC to the first floor and useful cellar with hallway storage. There is off road parking to the front of the property and the rear has been paved for easy maintenance yet enjoys a sunny aspect. A beautiful family home and viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA14 5NX

DESCRIPTION

This period semi detached family home occupies an excellent position well placed for transport services, local shops and lying within the catchment area of highly regarded primary and secondary schools.

The beautifully presented accommodation is approached via a recessed porch which leads onto the welcoming entrance hall. From the entrance hall there is access onto the living/dining room complete with bi folding doors onto the attractive rear gardens and also opening onto the kitchen fitted with a comprehensive range of quality units. The ground floor accommodation is completed by the bay fronted sitting room with a focal point of a period style fireplace and with fitted storage and shelving. The cellars provide a further room plus storage within the hallway.

To the first floor there are two double bedrooms, the principle benefitting from fitted wardrobes and overhead cupboards and both are serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

To the front of the property the driveway provides off road parking whilst to the rear the gardens have been flagged for easy maintenance and enjoy a high degree of privacy and a sunny aspect.

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ACCOMMODATION

GROUND FLOOR

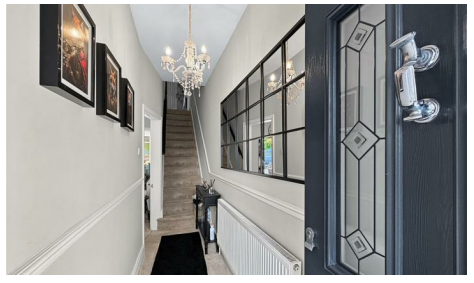
RECESSED PORCH
Tiled floor.

ENTRANCE HALL
With lead effect glass panelled composite front door. Radiator. Stairs to first floor. Dado rail.

SITTING ROOM
14'4" x 11'2" (4.37m x 3.40m)
With a focal point of a period style living flame gas fire. PVCu double glazed bay window to the front with plantation shutters. Fitted storage and shelving. Ceiling cornice. Radiator. Glass panelled door to:

DINING ROOM
13'11" x 12'0" (4.24m x 3.66m)
With feature panelled walls. Bi folding doors provide access to the attractive rear gardens. Access to the cellars. Opening to:

KITCHEN
18'2" x 7'8" (5.54m x 2.34m)
Fitted with a modern kitchen providing a comprehensive range of wall and base units with natural wood work surfaces over incorporating a twin bowl enamel Belfast style sink unit. Space for Range oven and American style fridge freezer. Integrated dishwasher. Two PVCu double glazed windows to the side. Lantern light. Recessed low voltage lighting. Tiled splashback. Radiator. Cupboard housing Ideal combination gas central heating boiler.



CELLAR

CHAMBER
14'5" x 11'2" (4.39m x 3.40m)
With PVCu double glazed window within the bay to the front plus adjacent hallway storage area.

FIRST FLOOR

LANDING
Dado rail. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1
14'5" x 12'7" (4.39m x 3.84m)
With two PVCu double glazed windows to the front with plantation shutters. Fitted wardrobes and overhead cupboards. Radiator. Television aerial point. Telephone point.

BEDROOM 2
14'1" x 9'8" (4.29m x 2.95m)
PVCu double glazed window to the rear with plantation shutters and overlooking the rear garden. Feature panelled walls and radiator.

BATHROOM
8'0" x 7'10" (2.44m x 2.39m)
Fitted with a modern white suite with chrome fittings comprising bath, separate shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled floor. Part tiled walls. Chrome heated towel rail. Fitted storage shelving. Extractor fan.

OUTSIDE
To the front of the property the driveway provides off road parking and there is gated access to the side and rear. To the side and rear the gardens are paved for easy maintenance yet benefit from a sunny aspect and a high degree of privacy.

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.

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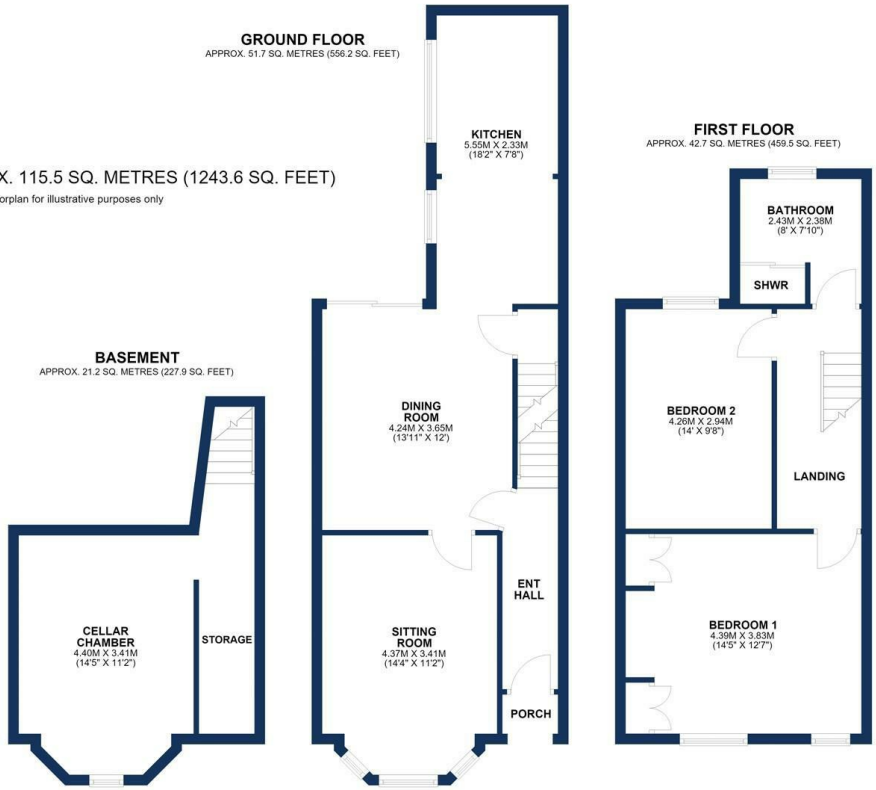
TOTAL AREA: APPROX. 115.5 SQ. METRES (1243.6 SQ. FEET)

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