



7 PERRY ROAD | TIMPERLEY

OFFERS OVER £525,000

Beautifully modernised and extended to an excellent standard this is a superbly presented family home in an ideal location and close to the village centre. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted sitting room whilst to the rear is an impressive open plan living dining kitchen complete with log burner, breakfast bar, integrated appliances and doors to the rear gardens, separate utility room with door to the side plus cloakroom/WC. To the first floor there are three bedrooms and family bathroom/WC fitted with a contemporary suite. Off road parking within the driveway and gated access to the rear. Immediately to the rear is a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 7SX

DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation comprises traditional features with contemporary fittings.

To the front of the property there is a separate sitting room whilst to the rear is an impressive open plan living dining kitchen. Fitted with a comprehensive range of wall and base units with contrasting work surface over, this space really is the heart of the home. The kitchen area is fitted with a range of integrated appliances and there is access to the rear patio with lawned gardens beyond and the living area has the added benefit of a log burner. The ground floor accommodation is completed by the cloakroom/WC and also the separate utility room with door to the side.

To the first floor there are three bedrooms and bathroom fitted with a contemporary white suite.

To the front of the property the driveway provides off road parking and benefits from adjacent lawned garden with gated access to the rear. Immediately to the rear is a patio seating area with steps down to lawned gardens with fence borders. There is the added benefit of external water and power point.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Tiled floor. Glass panelled door to:

ENTRANCE HALL

With spindle balustrade staircase to first floor. Radiator. Laminate flooring. Under stairs storage cupboard with opaque PVCu double glazed window to the side and also housing the combination gas central heating boiler.

CLOAKROOM

With pocket door from the hallway with a white suite with chrome fittings comprising WC and vanity wash basin. Opaque PVCu double glazed window to the side. Laminate flooring. Recessed low voltage lighting. Extractor fan. Underfloor heating.

SITTING ROOM

11'9" x 11'1" (3.58m x 3.38m)

With a recessed fireplace with tiled hearth. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point.

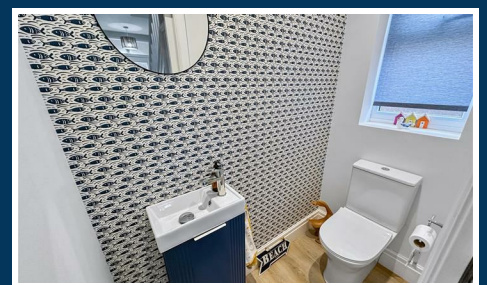
OPEN PLAN LIVING DINING KITCHEN

A superb open plan space with underfloor heating throughout comprising:

LIVING AREA

12'0" x 11'1" (3.66m x 3.38m)

With a focal point of a log burner set upon a tiled hearth. Laminate flooring. Opening to the:



KITCHEN/DINING AREA

15'11" x 11'9" (4.85m x 3.58m)

With space for dining suite and double doors to the rear patio with gardens beyond. Two Velux windows to the side. The kitchen area is fitted with an attractive range of wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl sink unit and breakfast bar. Integrated AEG double oven plus induction hob with extractor hood over. Integrated fridge freezer and dishwasher. PVCu double glazed window to the rear. Two Velux windows to the side. Recessed low voltage lighting. Tiled splashback.

UTILITY

5'6" x 4'9" (1.68m x 1.45m)

With wall and base units with work surface over incorporating stainless steel sink unit with drainer. PVCu double glazed door to the side. Laminate flooring. Underfloor heating.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

11'10" x 10'8" (3.61m x 3.25m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

11'3" x 10'8" (3.43m x 3.25m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

6'11" x 6'1" (2.11m x 1.85m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'5" x 6'1" (2.57m x 1.85m)

Fitted with a contemporary white suite with chrome fittings comprising bath with mains shower over plus pedestal wash hand basin and WC. Part tiled walls. Laminate flooring. Opaque PVCu double glazed windows to the side and rear. Chrome heated towel rail. Extractor fan. Loft access hatch.

OUTSIDE

To the front of the property the recently completed driveway provides off road parking and has adjacent lawned gardens and there is gated access to the rear. To the rear and accessed via the open plan living space there is a patio seating area with steps down to the lawned gardens with fence borders. There is also access to an external water feed and power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

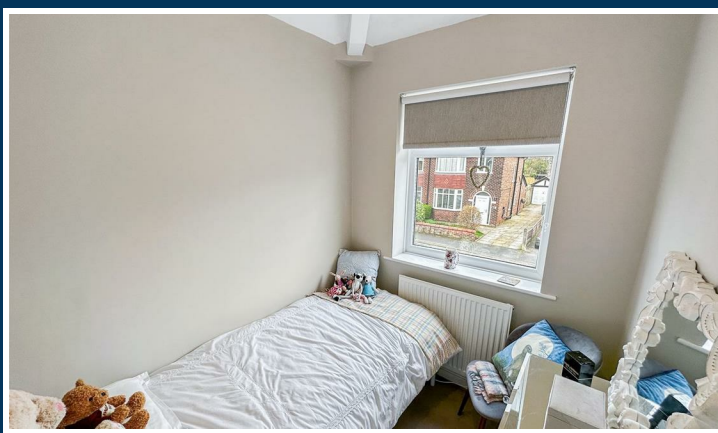
Trafford Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 17/08/1935 and subject to a Ground Rent of approximately £5.00 per annum. This should be verified by your Solicitor.

NOTE

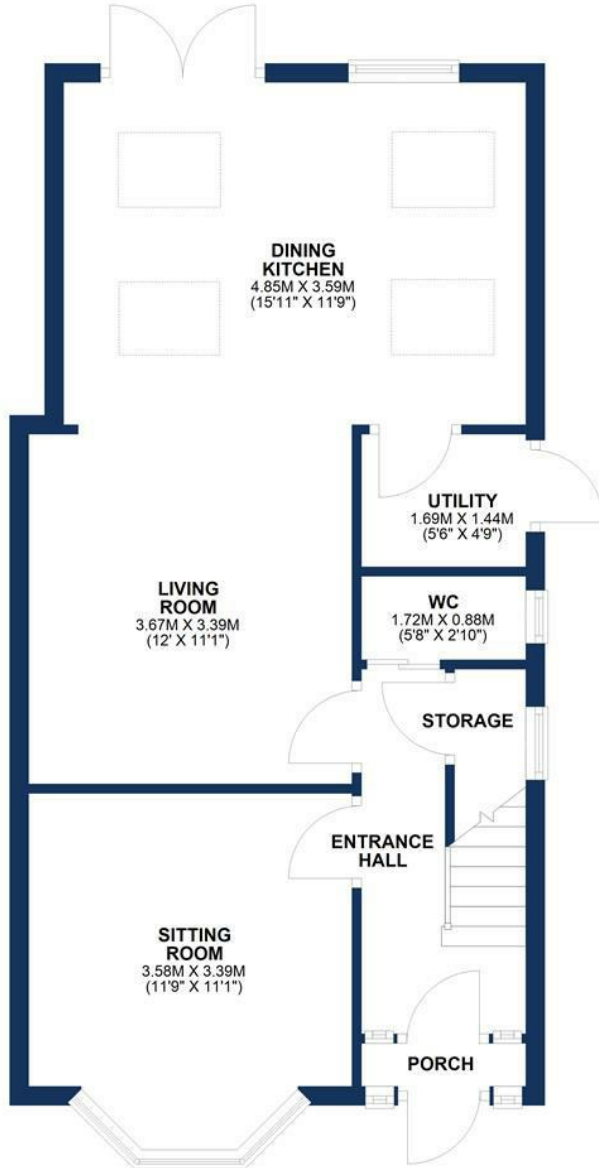
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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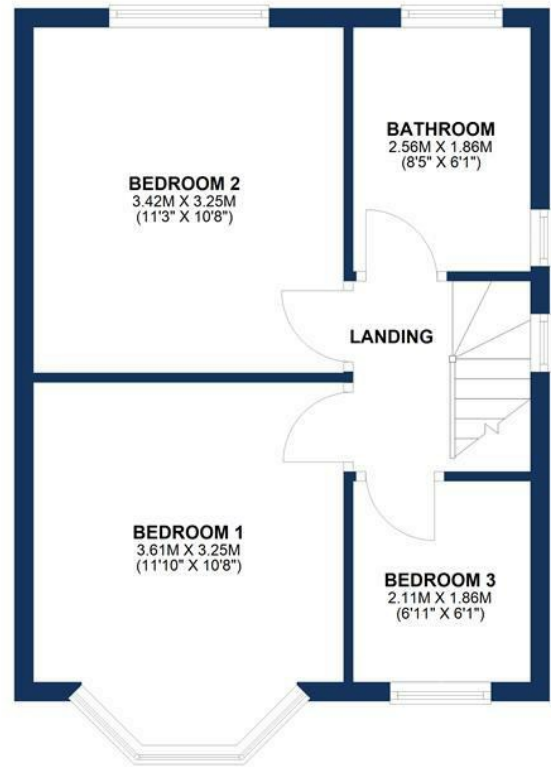
GROUND FLOOR

APPROX. 53.9 SQ. METRES (579.9 SQ. FEET)



FIRST FLOOR

APPROX. 36.1 SQ. METRES (389.0 SQ. FEET)



TOTAL AREA: APPROX. 90.0 SQ. METRES (968.9 SQ. FEET)

Floorplan for illustrative purposes only



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