



6 EATON DRIVE | TIMPERLEY

OFFERS OVER £485,000

A traditional semi detached family home that has been extended to provide well proportioned living space presented to a high standard which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room, extended dining kitchen to the rear with doors onto the gardens, three bedrooms and contemporary bathroom/WC to the first floor. Off road parking within the gravelled driveway to the front whilst to the rear the gardens incorporate a decked seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

POSTCODE: WA15 6DB

DESCRIPTION

This traditional semi detached family home has been remodelled and extended over the years to create a beautifully presented home which needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which provides access onto the front sitting room with fitted storage and bay window. Towards the rear of the property the extension has created a superb full width dining kitchen fitted with a comprehensive range of cream units and full range of integrated appliances with doors leading onto the south facing rear gardens. To the first floor there are three bedrooms and modern family bathroom/WC complete with separate tiled shower cubicle. From the landing there is access to the loft space via a pull down ladder, the loft is boarded and carpeted with light and power providing superb storage space.

Towards the front of the property the gravelled driveway provides off road parking whilst to the rear is a decked seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of a detached garage with double doors to the front.

The property is ideally positioned being within the catchment area of highly regarded primary and secondary schools and with local shops on Riddings Road and Woodhouse Lane East. Timperley village is close by also Timperley Metrolink station providing a commuter service into Manchester.

A superb family home in an excellent location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled composite front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Picture rail. Under stairs storage cupboard.

SITTING ROOM

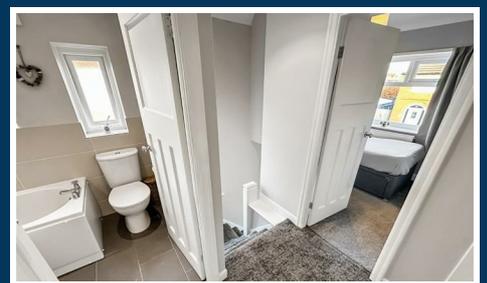
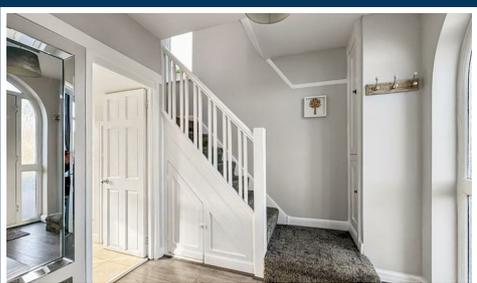
17'0 x 11'0 (5.18m x 3.35m)

PVCu double glazed bay window to the front. Fitted storage cupboard and shelving. Radiator. Television aerial point. Telephone point.

DINING KITCHEN

18'11 x 17'8 (5.77m x 5.38m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill plus 4 ring hob with stainless steel splash back and extractor fan. Integrated fridge freezer, dishwasher and washing machine. Under stairs storage cupboard. PVCu double glazed window to the rear. Three Velux windows to the rear. PVCu double glazed double doors provide access to the decked seating area with lawned gardens beyond. Recessed low voltage lighting. Tiled floor. Two radiators. Television aerial point. Tiled splashback. The dining kitchen also benefits from a fitted office desk area



FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded, carpeted loft space with velux window, lighting and electricity sockets.

BEDROOM 1

13'9 x 10'8 (4.19m x 3.25m)

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

BEDROOM 2

10'11 x 7'11 (3.33m x 2.41m)

PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

BEDROOM 3

7'9 x 7'5 (2.36m x 2.26m)

PVCu double glazed window to the front. Fitted storage cupboard. Radiator.

BATHROOM

7'8 x 7'7 (2.34m x 2.31m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, wash hand basin and WC. Half tiled walls. Two opaque PVCu double glazed windows to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

DETACHED GARAGE

Double doors to the front. Window to the side and back and electricity point/sockets to the rear.

To the front of the property the gravelled driveway provides off road parking and has fenced borders. Towards the rear and accessed via the impressive kitchen is a decked seating area with delightful lawns beyond with mature hedge and fence borders all benefitting from a southerly aspect to enjoy the sun all day.

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

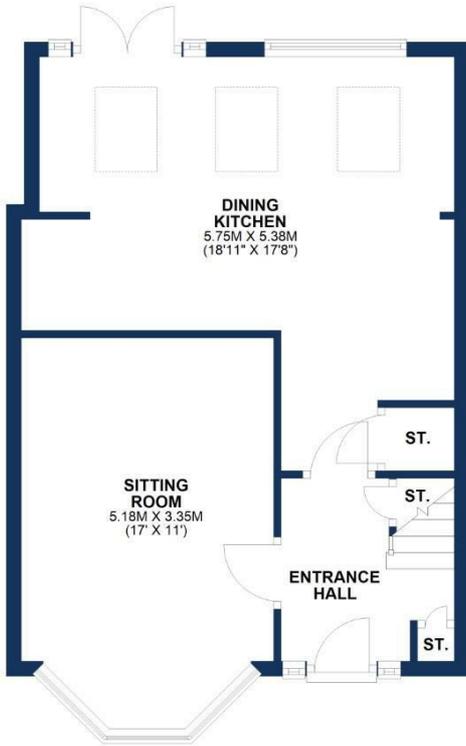
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 62.3 SQ. METRES (670.8 SQ. FEET)



FIRST FLOOR

APPROX. 34.5 SQ. METRES (371.7 SQ. FEET)



TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.5 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