IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

6 PERRY ROAD | TIMPERLEY

OFFERS OVER £525,000

A traditional semi detached family home which has been extended to create superbly proportioned living space presented to a high standard and ideally located within easy reach of Timperley village centre. The accommodation briefly comprises recessed porch, entrance hall, front sitting room plus extended living room to the rear with doors to the rear gardens, large living/dining kitchen with adjacent utility room and access to the rear gardens, cloakroom/WC, three bedrooms and bathroom to the first floor. Off road parking to the front of the property whilst to the rear is a patio seating area with attractive gardens beyond with mature borders and beds. The rear gardens benefit from a south easterly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended.

POSTCODE: WA15 7SU

DESCRIPTION

This tradition semi detached family home has been extended in recent years and re-furbished to a high standard and needs to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall with access to the cloakroom/WC. Towards the front of the property is a separate sitting room whilst to the rear the extension has created a second large living room with doors onto the rear garden and also an adjacent superbly proportioned living/dining kitchen with ample room for sofas and with double doors opening onto the rear garden. The ground floor accommodation is completed by the adjacent separate utility room. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the driveway to the front with mature borders. To the rear is a patio seating area with delightful gardens beyond with mature borders and flower beds and with a south easterly aspect.

Ideally located within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre and the Metrolink station providing a commuter service into Manchester a little further distant.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door. Opaque side screen and top light. Picture rail. Ceiling cornice. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard.

SITTING ROOM

11'5" x 11'2" (3.48m x 3.40m)

PVCu double glazed bay window to the front. Radiator. Picture rail. Ceiling cornice. Telephone point.

LIVING ROOM

17'5" x 11'2" (5.31m x 3.40m)

With a focal point of a period style living flame gas fire with decorative tiled insert and tiled hearth. PVCu double glazed double doors provide access to the rear garden. Radiator. Television aerial point.

LIVING/DINING KITCHEN

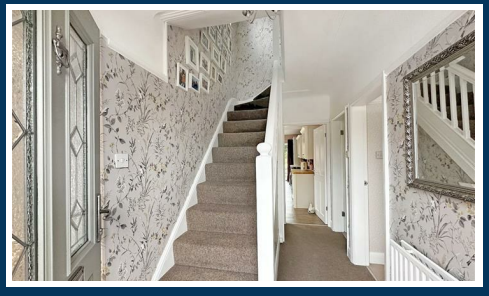
20'0" x 11'10" (6.10m x 3.61m)

A superb dining kitchen with excellent living area with ample room for sofas. Fitted with a comprehensive range of cream wall and base units with work surfaces over incorporating an enamel sink unit with drain. Space for Range oven and fridge freezer. Ample space for dining suite. PVCu double glazed double doors provide access to the rear gardens. Two velux windows to the side. Tiled floor. Radiator. Recessed low voltage lighting.

UTILITY

7'0" x 5'6" (2.13m x 1.68m)

With work surfaces with storage beneath plus plumbing for washing machine and space for dryer. Radiator. Wall mounted Worcester gas central heating boiler. Opaque PVCu double glazed window to the side. Tiled floor. Recessed low voltage lighting.



CLOAKROOM
5'6" x 4'8" (1.68m x 1.42m)
Fitted with a white suite with chrome fittings comprising WC and wash hand basin. Heated towel rail with period style radiator. Opaque PVCu double glazed window to the front. Tiled floor and splashback. Recessed low voltage lighting.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side.

BEDROOM 1
12'6" x 10'9" (3.81m x 3.28m)
With PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2
11'11" x 10'9" (3.63m x 3.28m)
PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3
6'10" x 6'2" (2.08m x 1.88m)
With PVCu double glazed window to the front. Radiator.

BATHROOM
8'4" x 6'1" (2.54m x 1.85m)
Fitted with a white suite with chrome fittings comprising roll top claw foot style bath with mixer shower, corner tiled shower enclosure, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Tiled floor and half tiled walls. Loft access hatch.

OUTSIDE
To the front of the property the block paved drive provides off road parking and has adjacent mature borders.

To the rear is a patio seating area with attractive gardens beyond with well stocked flowerbeds and borders and benefitting from a south easterly aspect.

SERVICES
All main services are connected.

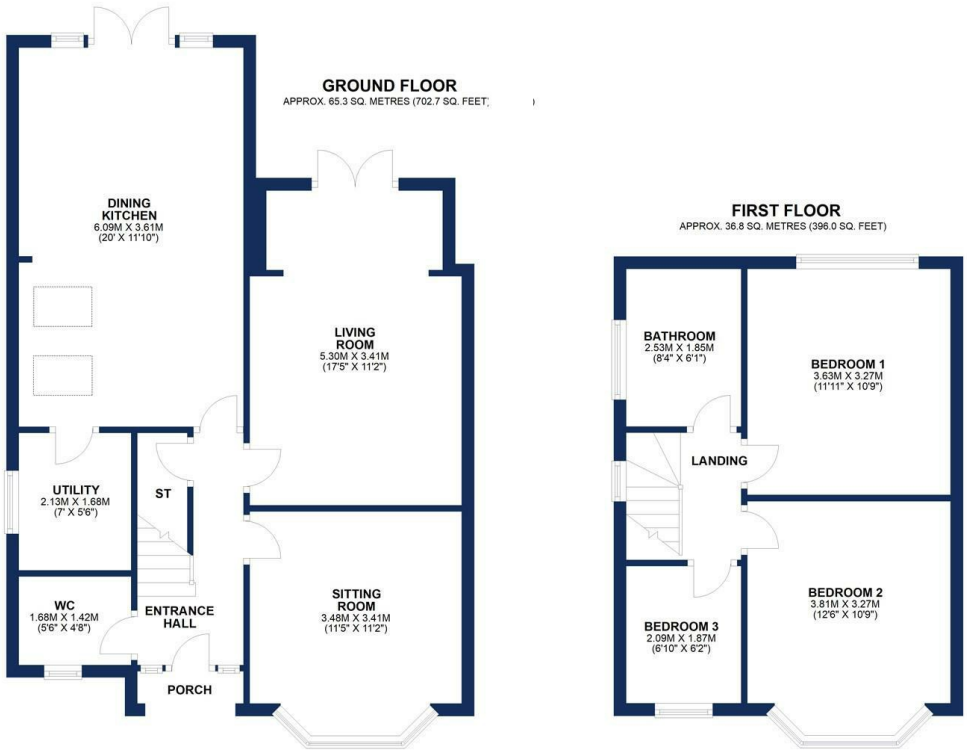
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "C"

TENURE
We are informed the property is held on a leasehold basis for the residue for a 999 year term commencing 15th August 1935 and subject to a ground rent of £5 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.

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.



TOTAL AREA: APPROX. 102.1 SQ. METRES (1098.7 SQ. FEET)

Floorplans For Illustrative Purposes Only

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