IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

23 ASH GROVE | TIMPERLEY

OFFERS OVER £460,000

NO ONWARD CHAIN

A superbly presented traditional semi detached family house with south facing landscaped rear gardens and positioned within a sought after residential location. The well proportioned accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room with feature fireplace and French windows to the paved terrace, fitted breakfast kitchen, three excellent bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Block paved driveway providing off road parking and detached garage. Grounds laid mainly to lawn.

POSTCODE: WA15 6JX

DESCRIPTION

This traditional bay fronted semi detached family house is positioned in a sought after residential location with the Willows Primary School and Wellington Secondary School being within close proximity. The thriving village of Timperley is less than a mile to the east and the comprehensive shopping centre of Altrincham is approximately one mile distance with its highly popular Market Hall which contains a variety of independent retailers and informal dinging options. The Metrolink provides a commuter service into Manchester with the nearest stations being available in Timperley and at Navigation Road.

The accommodation is superbly presented and well proportioned throughout with the advantage of gas fired central heating and PVCu double glazing. The grounds are certainly a feature and include a paved terrace which is ideal for entertaining during the summer months. An expanse of lawn beyond is surrounded by a hedge/fence perimeter to provide screening and importantly the rear gardens benefit from a southerly aspect to enjoy the sunshine throughout the day.

Approached beyond an enclosed porch with brick archway, the entrance hall features wood flooring and an attractive spindle balustrade staircase. Toward the front there is a naturally light dining room with curved bay window whilst at the rear there is a spacious sitting room with the focal point of marble conglomerate fireplace surround and coal effect/living flame gas fire framed in chrome. In addition, French windows open onto the aforementioned paved rear terrace and lawned gardens. The adjacent breakfast kitchen is fitted with Shaker style units and matching breakfast bar alongside integrated appliances.

At first floor level there are two excellent double bedrooms, a single bedroom and modern family bathroom with white suite and chrome fittings.

Externally the block paved driveway provides off road parking and there is gated access to the side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed doors with matching fanlight above. Tiled floor.

ENTRANCE HALL

Stained glass/panelled hardwood front door set within matching side screens. Spindle balustrade staircase to the first floor. Space for hanging coats and jackets. Under-stair storage cupboard with shelving and opaque PVC double glazed window to the side. Opaque PVCu double glazed/panelled door to the side. Wood flooring. Picture rail. Radiator.

DINING ROOM

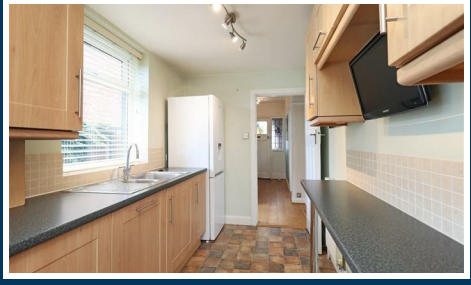
13'1 x 11'11 (3.99m x 3.63m)

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

SITTING ROOM

13'5 x 11'2 (4.09m x 3.40m)

Marble conglomerate fireplace surround and hearth with coal effect/living flame gas fire framed in chrome. PVCu double glazed French windows set within a matching surround to the paved rear terrace. Picture rail. Radiator.



BREAKFAST KITCHEN
18'4 x 7'5 (5.59m x 2.26m)
Fitted with a range of Shaker style wall and base units beneath heat resistant work-surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching breakfast bar. Integrated appliances include a double electric oven/grill, four ring gas hob with stainless steel chimney cooker hood above and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Two PVCu double glazed windows to the side. PVCu double glazed window to the rear. Tile effect flooring. Two radiators.

FIRST FLOOR: LANDING
Spindle balustrade. Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM ONE
13'1 x 11'4 (3.99m x 3.45m)
Access to the partially boarded loft space with light supply via a retractable ladder. PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM TWO
13'6 x 11'4 (4.11m x 3.45m)
Cast-iron fireplace with decorative surround. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM THREE
7'2 x 6'8 (2.18m x 2.03m)
PVCu double glazed window to the front. Laminate wood flooring. Picture rail. Radiator.

BATHROOM/WC
9'5 x 6'8 (2.87m x 2.03m)
Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap plus electric shower and screen above set within a tiled surround, semi recessed vanity wash basin with polished granite countertop and low-level WC. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE

DETACHED GARAGE
Up and over door. PVCu double glazed window to the side. Light and power supplies.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £5.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX
Band D.

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

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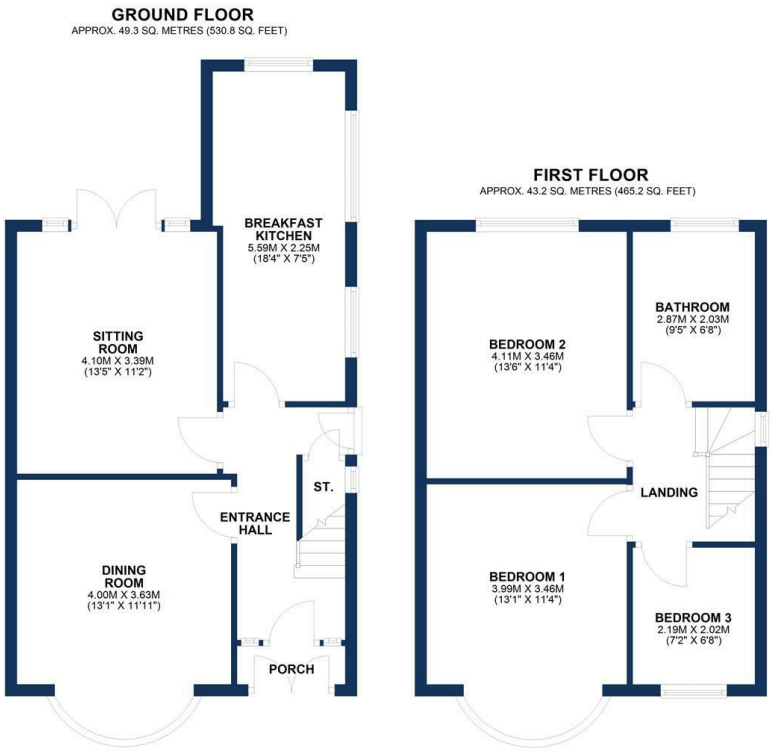

TOTAL AREA: APPROX. 92.5 SQ. METRES (996.0 SQ. FEET)

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