



20 PARK AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £775,000

A superbly proportioned Edwardian semi detached family home retaining much of the original character and charm. Set within this quiet sort after cul de sac and with accommodation briefly comprising charming entrance hall, front dining room, rear living room with access onto the paved terrace with lawned gardens beyond, fitted dining kitchen with access to the rear gardens, cellars converted to provide a further sitting area/playroom/home office plus separate utility room and shower room/WC. To the first floor there are four well proportioned bedrooms and the family bathroom/WC fitted with a contemporary suite. The property benefits from off road parking to the front whilst to the rear the gardens incorporate a paved seating terrace with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA14 5AX

## DESCRIPTION

This superb period semi detached family home occupies an enviable position within this quiet cul de sac and with delightful westerly facing gardens to the rear. The property encompasses much of the character of the era and this is continued internally with tall moulded ceilings, leaded and stained glass windows in part and high skirting boards.

To the front of the property the recessed porch leads onto the welcoming entrance hall with natural wood flooring and with spindle balustrade staircases to the first and lower floors. Positioned towards the front of the property the dining room has a focal point of a period style fireplace and with bay window with plantation shutters and leaded and stained glass toplights. Towards the rear is a separate sitting room again with a focal point of a period style open fireplace and with door leading onto the rear terrace with lawned gardens beyond. The kitchen is also positioned to the rear and fitted with a comprehensive range of high gloss units and with space for all appliances and stable style door to the rear terrace with gardens beyond. Ample space for dining suite within the kitchen.

The property benefits from cellars which have been converted to create further versatile living space with large hallway which could be used as a home office leading onto a separate sitting room with utility room beyond. There is also the added benefit of a second shower room/WC.

To the first floor there are four excellent double bedrooms serviced by the modern family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front there is off road parking within the driveway plus the added benefit of an EV charger point and gated access to the rear. To the rear the gardens incorporate a paved seating terrace accessed via the kitchen and the living room with delightful lawned gardens beyond with a terraced seating area with steps to lawned gardens with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being a little over 1 1/4 miles into Timperley village and into Altrincham with their extensive range of shops. There are local shops within a 1/4 mile and Timperley Metrolink station which provides a commuter service into Manchester is within easy reach.

The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the character and charm and the proportions on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

16'10" x 10'5" (5.13m x 3.18m)

A superb welcoming entrance hall with hardwood glass panelled front door. Natural wood flooring. Spindle balustrade staircase to first floor and cellars. Radiator. Picture rail.

#### DINING ROOM

16'4" x 13'4" (4.98m x 4.06m)

With bay window to the front with plantation shutters and leaded and stained glass toplights. Picture rail. Ceiling cornice. Period style fireplace housing a gas fire. Fitted storage and shelving. Radiator.

#### LIVING ROOM

18'8" x 11'8" (5.69m x 3.56m)

With a focal point of a period style open fireplace. Picture rail, ceiling cornice and dado rail. Radiator. Timber framed double glazed window to the rear plus door to the paved terrace with lawned gardens beyond. Television aerial point. Radiator.

#### BREAKFAST KITCHEN

18'0" x 10'5" (5.49m x 3.18m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven, fridge freezer and dishwasher. Extractor hood. Tiled floor and splashback. Dual aspect windows. Stable style door to the rear terrace with lawned gardens beyond. Radiator. Space for dining suite.

#### CELLARS

#### HALLWAY/OFFICE

13'1" x 10'1" (3.99m x 3.07m)

With PVCu double glazed window to the side. Natural wood flooring. Radiator. Understairs storage area. Access to sub floor. Recessed low voltage lighting.



## SITTING ROOM/PLAYROOM

11'3" x 10'1" (3.43m x 3.07m)

With PVCu double glazed window to the side. Fitted storage cupboard. Recessed low voltage lighting. Radiator.

## UTILITY

10'1" x 6'0" (3.07m x 1.83m)

With high gloss wall and base units with light wood work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Plumbing for washing machine. Space for dryer. Cupboard housing Vaillant combination gas central heating boiler. PVCu double glazed window to the side. Tiled floor. Recessed low voltage lighting. Radiator. Extractor fan.

## SHOWER ROOM

8'4" x 3'5" (2.54m x 1.04m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the side. Radiator. Tiled splashback. Extractor fan.

## FIRST FLOOR

### LANDING

16'5" x 10'5" (5.00m x 3.18m)

A superb landing area with opaque PVCu double glazed window to the side. Radiator. Dado rail. Loft access hatch with pull down ladder to loft space.

### BEDROOM 1

18'8" x 11'10" (5.69m x 3.61m)

PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM 2

16'4" x 11'11" (4.98m x 3.63m)

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

### BEDROOM 3

10'5" x 10'2" (3.18m x 3.12m)

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

### BEDROOM 4

11'9" x 10'5" (3.58m x 3.18m)

PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator. Picture rail.

## BATHROOM

7'1" x 6'0" (2.16m x 1.83m)

Fitted with a contemporary white suite comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled floor and splashback. Opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent courtyard garden and there is gated access to the rear. There is also an EV charger point.

To the rear and accessed via the kitchen and the living room there is a paved seating terrace with steps leading down to lawned gardens with well stocked flowerbeds and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

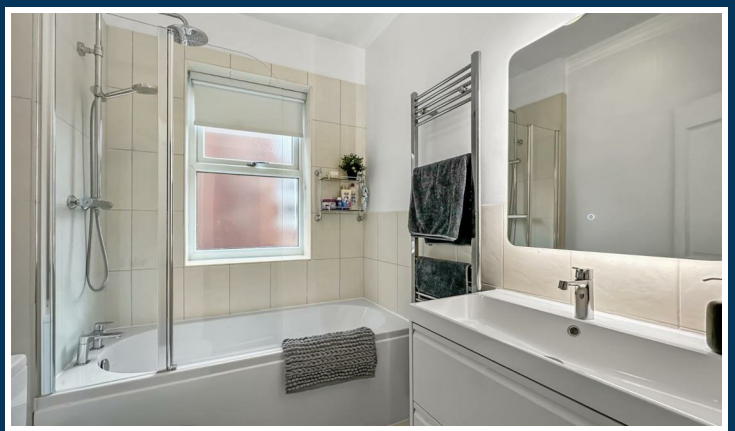
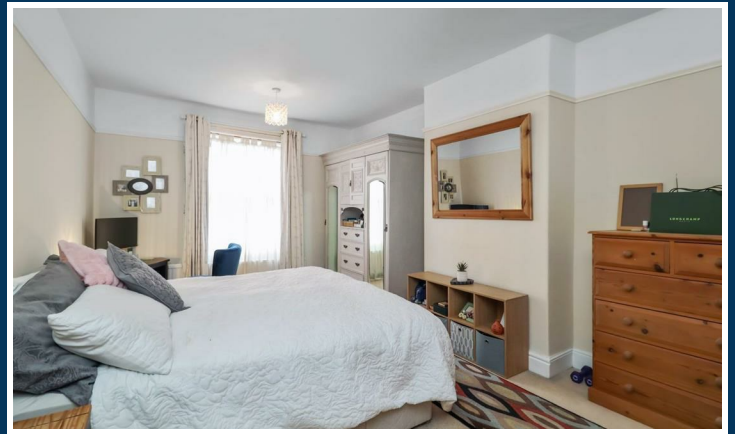
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## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

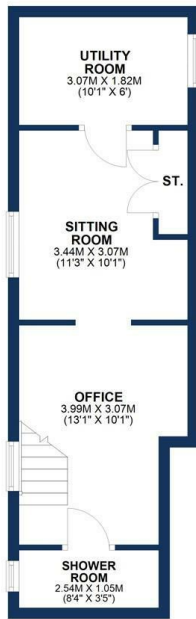
## NOTE

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

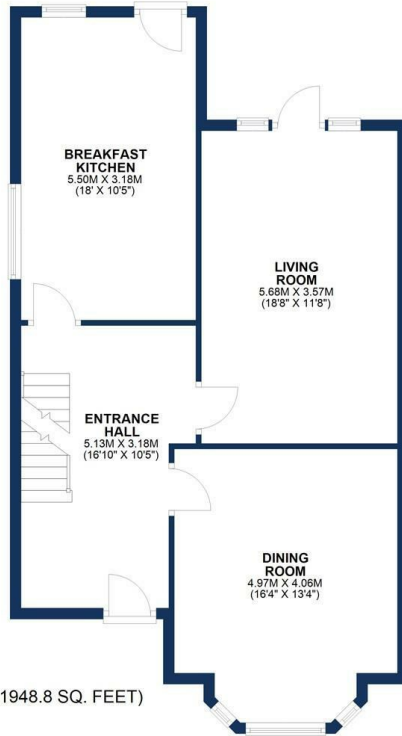


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**BASEMENT**  
APPROX. 31.3 SQ. METRES (336.5 SQ. FEET)



**GROUND FLOOR**  
APPROX. 72.8 SQ. METRES (783.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 77.0 SQ. METRES (828.7 SQ. FEET)



TOTAL AREA: APPROX. 181.1 SQ. METRES (1948.8 SQ. FEET)  
Floorplan for illustrative purposes only



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