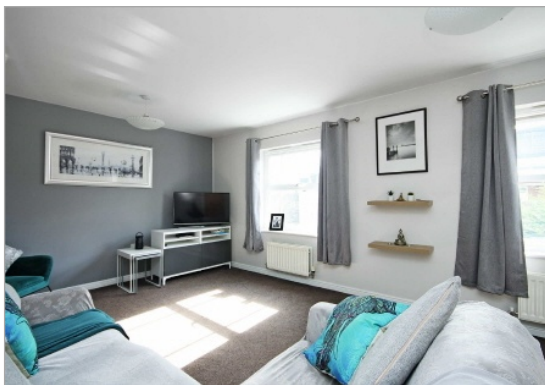


**APARTMENT 3, 4 MARYPORT DRIVE, TIMPERLEY**



A superbly proportioned modern apartment in a popular residential location. The accommodation briefly comprises secure communal entrance hall, private entrance hall, open plan sitting and dining room opening onto a fitted kitchen with a range of integrated appliances, master bedroom with en suite shower room/WC plus second double bedroom and bathroom/WC. Allocated residents parking. In an ideal position within easy reach of Timperley village centre. Viewing is highly recommended.

**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

## DIRECTIONS

**POSTCODE: WA15 7NS**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. At the next set of lights turn left onto Shaftesbury and at the next set of traffic lights right into Aimson Road East, first left into Kentmere Road and the apartment block can be found immediately on the right as you turn left into Maryport Drive.

## DESCRIPTION

Maryport Drive forms part of the Kentmere Place development built by Bryant Homes completed in 2005. The location is ideally placed for the shopping centre of Timperley village which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M56 motorways and with the Metrolink tram service into Manchester.

The accommodation is superbly presented throughout and approached via a secure communal entrance hall which provides access to the private entrance hall. The accommodation is well proportioned throughout and features an open plan sitting/dining room opening onto a fitted kitchen with a range of integrated appliances and with the accommodation completed by the master bedroom with en suite shower room/WC and second double bedroom and bathroom/WC.

Externally there are well maintained communal gardens and an allocated parking space.

An excellent apartment in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system. Stairs to all floors.

#### SECOND FLOOR

#### ENTRANCE HALL

Hardwood front door. Radiator.

#### OPEN PLAN SITTING/DINING ROOM

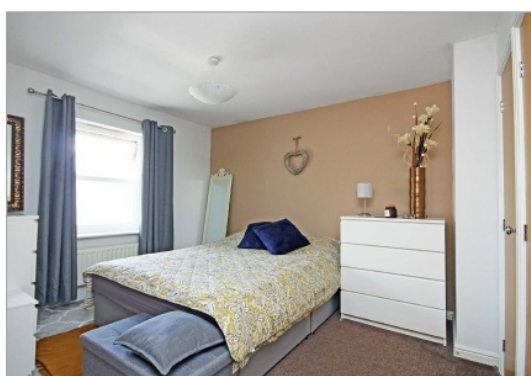
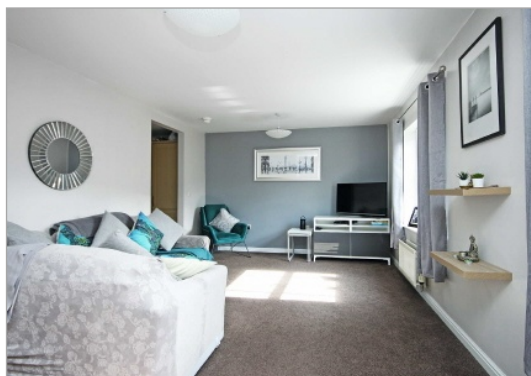
Two PVCu double glazed windows to the front. Two radiators. Ample space for living and dining suites. Television/satellite television/telephone point. Opening to:

#### KITCHEN

With a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated fridge freezer, washing machine and oven/grill plus 4 ring gas hob. Cupboard housing hot water system. Radiator. PVCu double glazed window to the rear. Tiled splashback.

#### BEDROOM 1

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Television aerial point.



## EN SUITE

With a suite comprising tiled shower cubicle, WC and wash hand basin. Radiator. Half tiled walls. Extractor fan.

## BEDROOM 2

Two PVCu double glazed windows to the front. Radiator.

## BATHROOM

Fitted with a suite comprising panelled bath with mixer shower, WC and wash hand basin. Part tiled walls. Radiator. Extractor fan.

## OUTSIDE

Allocated parking space to the rear.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band \_\_

## TENURE

We are informed the property is held on a leasehold basis subject to a ground rent of approximately £125 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

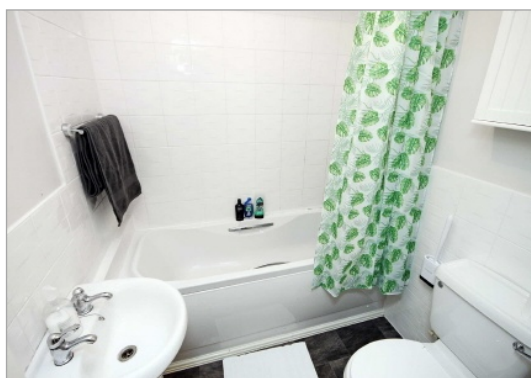
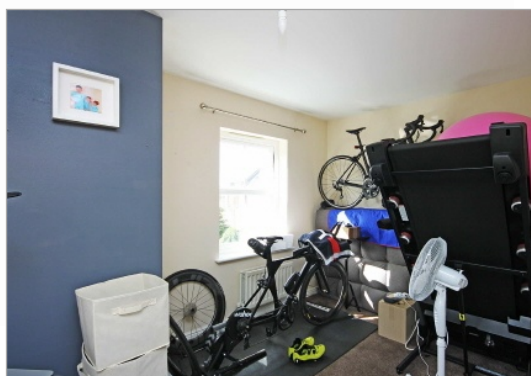
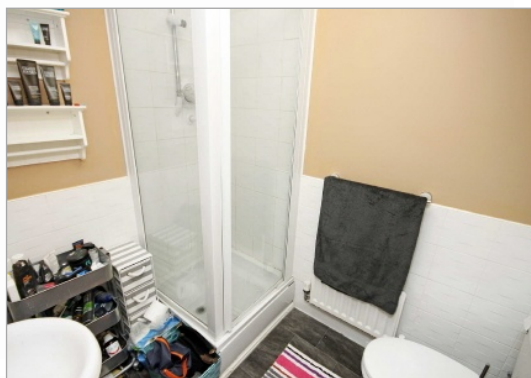
The service charge is approximately £1,090 per annum. Full details will be provided by our clients Solicitor.

## NOTE

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

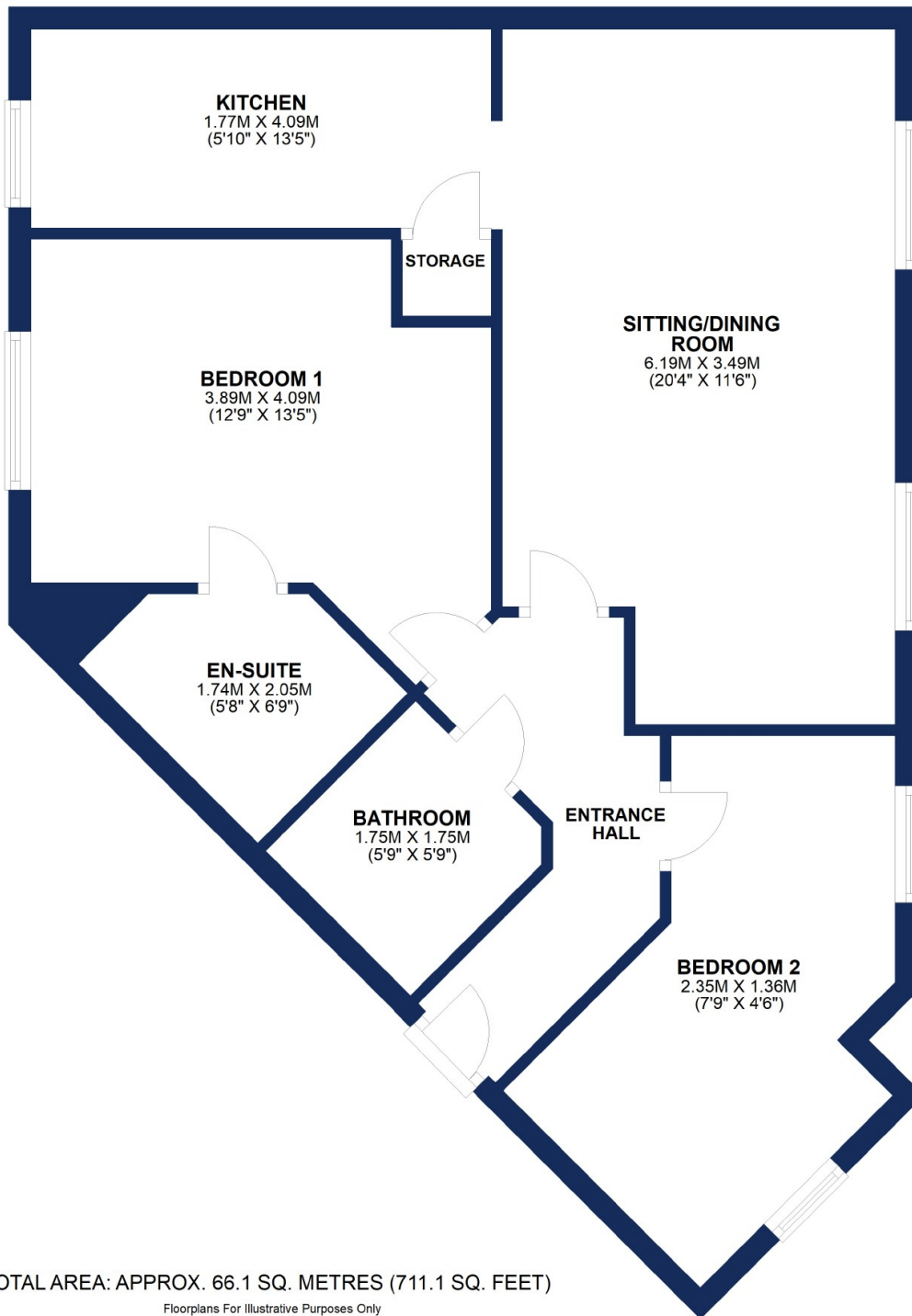
## EPC

Available upon request.



## SECOND FLOOR

APPROX. 66.1 SQ. METRES (711.1 SQ. FEET)



Floorplans For Illustrative Purposes Only  
Plan produced using PlanUp.

### VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



**IAN MACKLIN & COMPANY**

Ian Macklin & Co. for themselves and for 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 or lessees, 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 or tenants should not rely on them as statements or representations of 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.