

**1C ARDERNE ROAD, TIMPERLEY**



Offers over £375,000



**A Modern Family Home Beautifully Presented And Superbly Proportioned Throughout**

A recently constructed semi detached family home in an ideal location within easy reach of Timperley village centre and Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools. The superbly proportioned and presented accommodation briefly comprises large entrance hall with cloakroom/WC, adjacent sitting room with double doors leading onto an impressive full width dining kitchen with door leading onto the rear garden. To the first floor the master bedroom benefits from an en suite shower room/WC and there are two further excellent bedrooms serviced by the modern family bathroom/WC. Externally to the front is a driveway providing off road parking for 2 cars. The driveway leads to the rear where there is a south facing patio and lawned garden which can also be accessed via the dining kitchen. A superb modern family home and 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 6HJ**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue over the bridge and take the 2nd right into Heyes Lane. Continue along Heyes Lane and take the 1st left into Oakdene Road and then bear immediately left into Arderne Road where the property can be found immediately on the left.

## DESCRIPTION

This modern semi detached family home was constructed 5 years ago and offers superbly proportioned and presented accommodation that needs to be seen to be appreciated.

Upon entering the property there is a feeling of space within the wide entrance hall with adjacent cloakroom/WC. A doorway then leads onto the excellent front reception room with picture corner window and with double glass panelled doors leading onto a impressive full width dining kitchen with a full range of integrated appliances and with door leading onto the patio seating area with gardens beyond.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further excellent bedrooms serviced by the modern family bathroom/WC.

The property has ample storage space, including a large boarded area in the loft accessed via a pull down ladder.

The position is ideal enjoying a high degree of privacy to the front and rear and lying within the catchment area of highly regarded primary and secondary schools.

A superb modern property and viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite glass panelled front door. Radiator. Stairs to first floor.

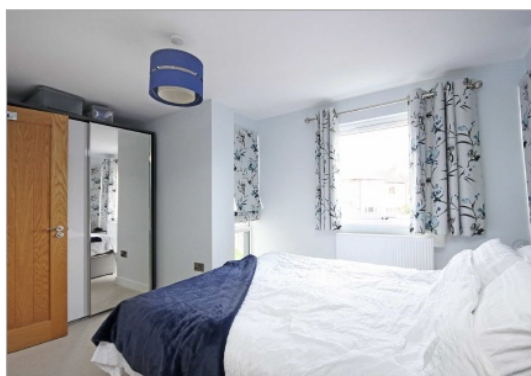
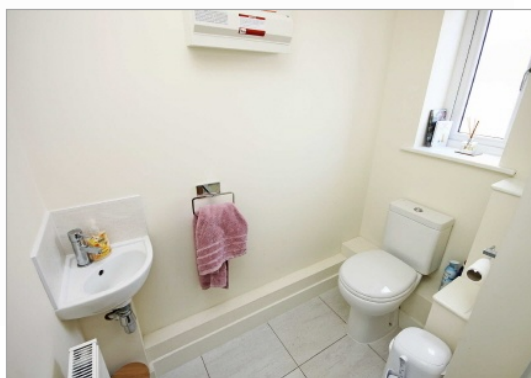
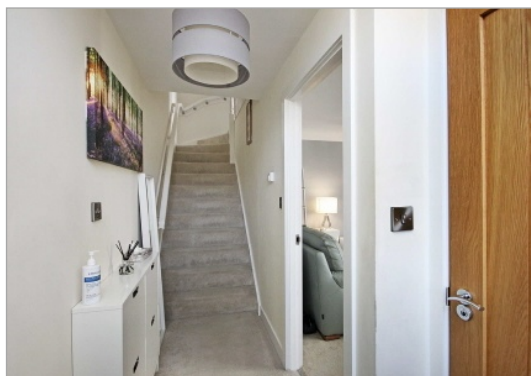
#### WC

With WC and corner wash hand basin. Radiator. Tiled floor. Opaque PVCu double glazed window to the front.

#### SITTING ROOM

**16'3" x 12'8" (4.95m x 3.86m)**

With a corner PVCu double glazed picture window. Additional PVCu double glazed window to the side. Television aerial point. Telephone point. Radiator. Access to understairs storage cupboard. Double glass panelled doors to:



## DINING KITCHEN

**16'6" x 11'3" (5.03m x 3.43m)**

An impressive dining kitchen with a comprehensive range of high gloss wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer and hose tap. Integrated oven/grill plus microwave and four ring gas hob with stainless steel extractor hood. Integrated fridge freezer, washing machine and dishwasher. Recessed low voltage lighting. PVCu double glazed window to the rear. Corner picture window with adjacent PVCu double glazed door providing access to the rear gardens. Part tiled floor. Ample space for dining suite. Radiator. Cupboard housing Worcester Bosch combination gas central heating boiler.

## FIRST FLOOR

### LANDING

With loft access hatch with pull down ladder to part boarded loft space. Airing cupboard.

### BEDROOM 1

**13'11" x 12'3" (4.24m x 3.73m)**

PVCu double glazed windows to the side and rear. Radiator. Television aerial point. Telephone point.

### EN SUITE

**7'11" x 2'11" (2.41m x 0.89m)**

With a suite comprising tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Half tiled walls. Tiled floor.

### BEDROOM 2

**13'9" x 8'9" (4.19m x 2.67m)**

PVCu double glazed window to the front. Radiator. Telephone point. Television aerial point.

### BEDROOM 3

**9'5" x 7'6" (2.87m x 2.29m)**

PVCu double glazed window to the front. Radiator. Television aerial point. Radiator.

### BATHROOM

**7'1" x 6'10" (2.16m x 2.08m)**

Fitted with a white suite with chrome fittings by Porcelanosa and comprising panelled bath with mains shower over, WC and pedestal wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the front of the property the drive provides off road parking for two vehicles and there is adjacent gated pedestrian access with south facing lawned gardens.

Towards the rear of the property and accessed via the dining kitchen there is a large patio seating area with lawned gardens beyond.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

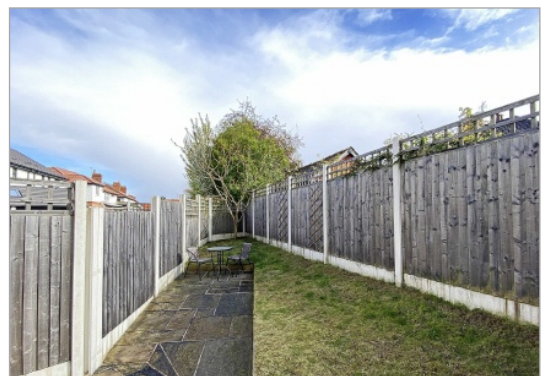
Band "C"

### TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

### NOTE

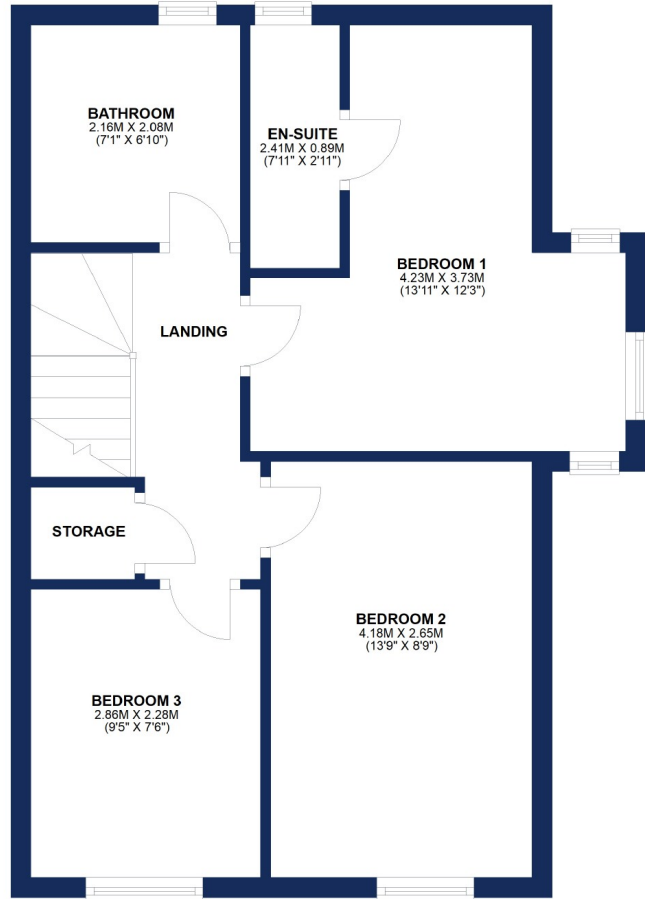
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**GROUND FLOOR**  
APPROX. 43.0 SQ. METRES (463.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 44.0 SQ. METRES (474.0 SQ. FEET)



TOTAL AREA: APPROX. 87.0 SQ. METRES (937.0 SQ. FEET)  
Floorplans For Illustrative Purposes Only

## 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.