

## 4 BUCKTHORN CLOSE, TIMPERLEY



Offers over £275,000



### A Superb Property in a Sought After Location

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and presented modern semi detached family home in a sought after location. The accommodation briefly comprises entrance vestibule, full width living room, full width dining kitchen leading onto rear conservatory which in turn leads onto the south facing rear gardens. To the first floor there are two double bedrooms and modern bathroom/WC. Off road parking to the front and side and delightful south facing gardens to the rear. Viewing is highly recommended.

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#### TIMPERLEY

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## DIRECTIONS

**POSTCODE: WA15 7YN**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue through the next set of traffic lights and after the Church turn left into Ridgeway Road. At the bottom of Ridgeway Road bear right into Alder Drive and take the third turning right into Buckthorn Close where the property can be found on the right hand side.

## DESCRIPTION

Occupying a convenient position in a quiet popular residential location this generously proportioned semi detached family home is highly recommended.

The accommodation is superbly presented throughout and an enclosed porch to the front leads onto the front sitting room whilst to the rear there is a full width fitted dining kitchen which in turn leads onto the conservatory with access to the southerly facing rear gardens beyond. To the first floor there are two double bedrooms and modern bathroom/WC.

To the front of the property is a flagged driveway providing off road parking for two cars with an adjacent lawned garden. Gated access leads to the side where there is a large decked seating area also accessed via the conservatory with southerly facing lawned gardens beyond to enjoy the sun all day.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Approached via a hardwood glass panelled front door. Double glazed window to the side.

#### SITTING ROOM

**13'9" x 13'3" (4.19m x 4.04m)**

With a focal point of a modern wall mounted fire. PVCu double glazed window to the front. Hardwood flooring. Radiator. Television aerial point. Telephone point. Understairs storage cupboard.

#### DINING KITCHEN

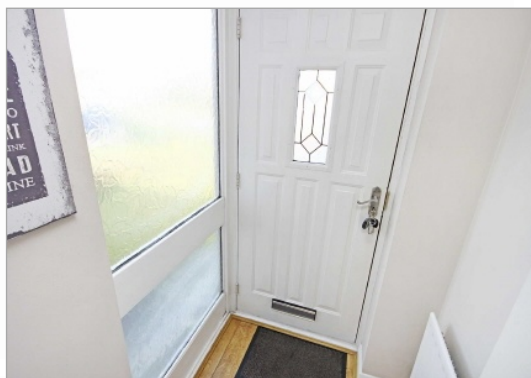
**13'9" x 8'5" (4.19m x 2.57m)**

Fitted with a comprehensive range of white wall and base units with natural wood work surfaces over incorporating 1 ½ bowl sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood above. Plumbing for washing machine. Integrated dishwasher. Hardwood flooring. PVCu double glazed window to the rear. Radiator. Ample space for dining suite.

#### CONSERVATORY

**9'11" x 8'11" (3.02m x 2.72m)**

With PVCu double glazed doors to the side opening onto the rear decked seating area with south facing lawned gardens beyond. Hardwood flooring.





## FIRST FLOOR

### LANDING

PVCu double glazed window to the side.

### BEDROOM 1

**11'6" x 10'6" (3.51m x 3.20m)**

PVCu double glazed window to the front. Fitted wardrobes one of which houses the central heating boiler. Radiator.

### BEDROOM 2

**10'3" x 8'0" (3.12m x 2.44m)**

PVCu double glazed window overlooking the rear garden. Radiator. Loft access hatch.

### BATHROOM

**7'1" x 5'6" (2.16m x 1.68m)**

With a modern white suite with chrome fittings comprising panelled bath with shower over, wash basin and WC. Part tiled walls. PVCu double glazed window to the rear. Part tiled walls. Extractor fan. Chrome heated towel rail..

### OUTSIDE

To the front of the property the side drive provides off road parking for two cars and has an adjacent lawned garden. Gated access leads to the side to a decked seating area which can also be accessed via the conservatory.

To the rear the decked seating area leads onto the lawned gardens which benefit from a southerly aspect to enjoy the sun all day and enjoy a high degree of privacy.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Band C.

### TENURE

To be confirmed.

### NOTE

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

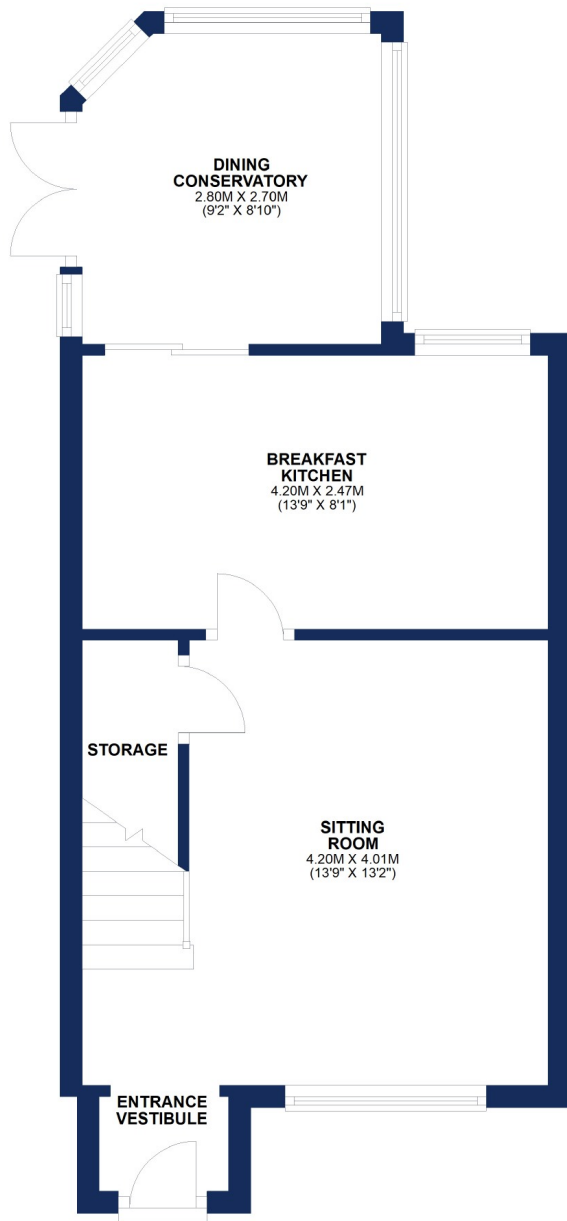
### EPC

Available upon request.



## GROUND FLOOR

APPROX. 36.4 SQ. METRES (391.6 SQ. FEET)



## FIRST FLOOR

APPROX. 29.6 SQ. METRES (318.7 SQ. FEET)



TOTAL AREA: APPROX. 66.0 SQ. METRES (710.4 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



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