



Gypsy Moth Close, Timperley
Asking Price Of £150,000



Property Features

- Two Bedroom Apartment
- Allocated Parking & Guest Parking
- En Suite to Master Bedroom
- Secure Gated Development
- Sold With No Chain
- White Goods Included
- Open Plan Lounge/Diner
- Short Distance to Timperley & Altrincham

Full Description

A wonderful double bedroom apartment located in a popular development in Timperley. The property is ideally located close to Timperley Village giving easy access to the M56 and surrounding areas.

This first floor apartment briefly consists of a large open-plan kitchen/lounge, two double bedrooms, an en-suite shower room to master bedroom and separate bathroom. The property benefits from having an allocated parking space within a secure gated car park, plus guest spaces, gas central heating and double glazed windows throughout. The property is being sold with a sitting tenant, a perfect opportunity for new and established investors alike.



ENTRANCE HALL

Neutrally decorated entrance hallway with wood effect laminate flooring. Benefitting from an intercom system; light fitting; panelled wood doors leading to the kitchen/lounge, both bedrooms, bathroom and storage cupboard; and a double panel radiator.

KITCHEN-DINER

10' 1" x 8' 9" (3.07m x 2.67m)

The kitchen comprises of a comprehensive range of matching wooden shaker style base and eye level units; splash back tiles; stainless steel sink with double drainer unit and chrome mixer tap over; induction hob with stainless steel extractor fan over and stainless steel electric oven under; integrated fridge/freezer and freestanding washing machine. This room also benefits from wood effect vinyl flooring, a uPVC double glazed window to the side aspect and pendant light fitting.



LOUNGE

11' 9" x 18' 0" (3.59m x 5.49m)

A large open plan lounge area with neutral décor and wood effect laminate flooring. The lounge benefits from two uPVC double glazed windows overlooking rear and side aspects of the development; two double panelled radiators; a pendant light fitting and a television point.



MASTER BEDROOM

10' 0" x 11' 6" (3.05m x 3.51m)

The master bedroom is a spacious double room with access to the en-suite shower room via a panelled wooden door. This room benefits from wood effect laminate flooring; double panelled radiator; television point and a uPVC double glazed window to the rear aspect, allowing ample natural light.



ENSUITE

9' 5" x 5' 11" (2.87m x 1.8m)

The en-suite shower room is fitted with a contemporary three piece white suite, comprising of: a low level W/C; pedestal hand wash basin; shower cubicle with glazed screen and chrome thermostatic shower system; part tiled walls; wood effect laminate flooring; extractor fan and a shaving socket.

sized double room, comprising of brand new carpeted flooring; a pendant light fitting; uPVC double glazed window with lead to the front aspect and single panel radiator. This room offers space for a double sized bed, chest of drawers and wardrobe.



BEDROOM TWO

9' 1" x 15' 0" (2.77m x 4.57m)

The second bedroom is also a generous double room, comprising of: a uPVC double glazed window overlooking the rear aspect; wood effect laminate flooring; pendant light fitting and a double panelled radiator.



BATHROOM

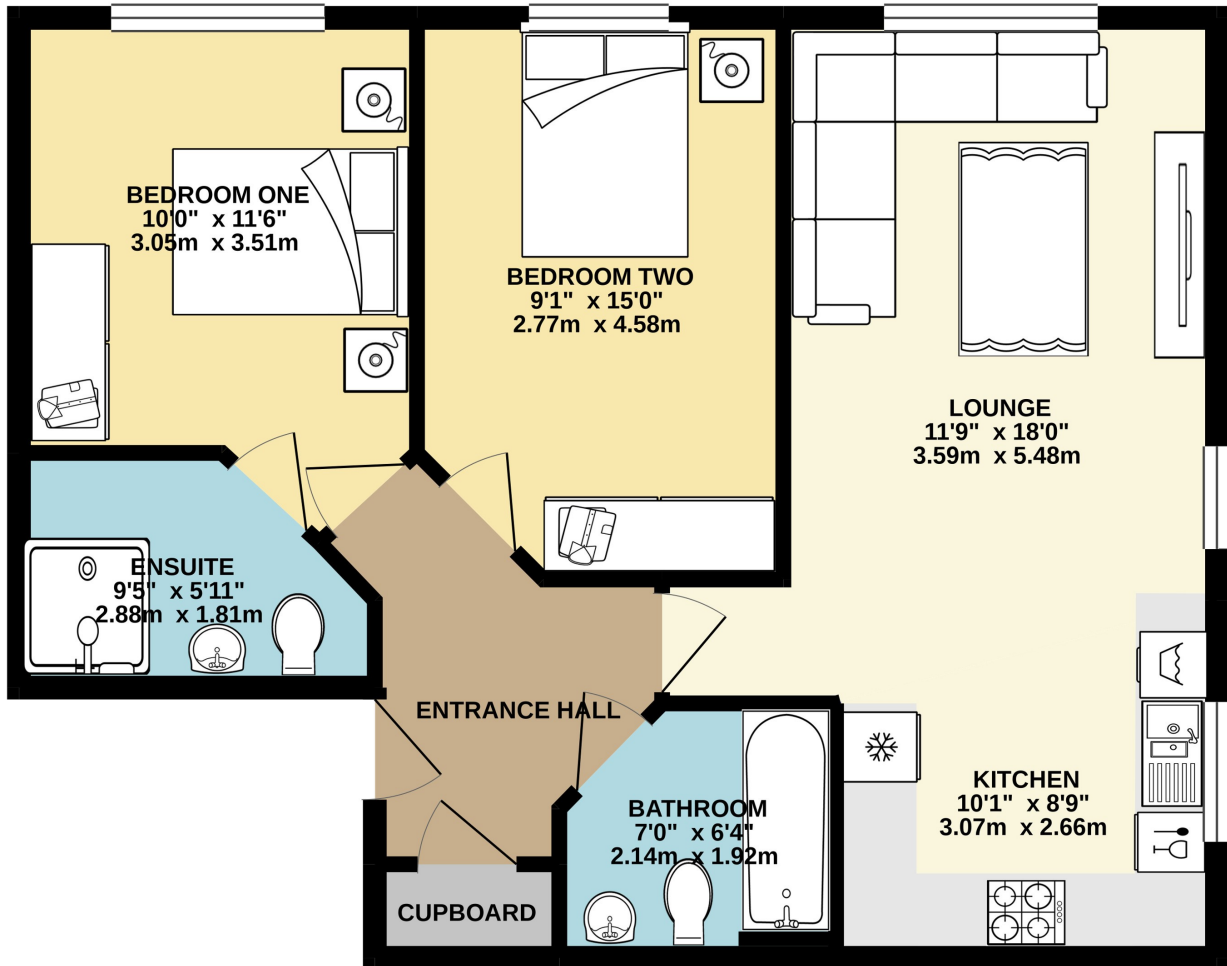
7' 0" x 6' 4" (2.13m x 1.93m)

The main bathroom is fitted with three piece white suite, comprising of a low level W/C; pedestal hand wash basin; panelled bath with chrome mixer taps over; part tiled walls; tile effect vinyl flooring; extractor fan and a shaving socket.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COMMON QUESTIONS

1. When was the property built, and is it freehold or leasehold? The vendor has advised that this property was built in 2007, and the property is leasehold owned by Drake Hall C/O Landmark Collections. The ground rent for the property is £131.77 per annum and there are 136 years remaining on the lease.

2. How fast is the local broadband? The development is fitted with fibre optic capability, meaning speeds of up to 76mbs can be reached.

3. Are the vendors willing to negotiate on parting with their furniture? The vendors have advised that all furniture, apart from white goods, belong to the current tenant. They are however happy to include all white goods in the sale price.

4. Does the property have parking? The property comes with an allocated space, plus enough guest parking spaces for up to 10 vehicles.

5. Does this property have a sky dish? Yes, this property does have a sky dish.

6. Why is the owner selling this property and when can they move out? The property was an investment when first purchased and has now been a change of circumstances, meaning the owners are looking to sell the apartment. The owners will work to their buyers timeframe.

7. How old is the boiler? The vendor has advised that the boiler has recently been replaced and is only around three years old.