

158 STOCKPORT ROAD, TIMPERLEY



£435,000



A Semi Detached Family Home Within Walking Distance Of The Village Centre

A superbly presented and proportioned extended family home occupying an ideal location close to Timperley village centre. The accommodation briefly comprises entrance hall, front sitting room, rear living room with conservatory off, fitted dining kitchen with access to separate utility room, cloakroom/WC, 3 bedrooms and bathroom/WC. Off road parking for 2 cars to the front of the property whilst to the rear there is a paved patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

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DIRECTIONS

POSTCODE: WA15 7SR

Travelling from our Timperley office proceed towards the village and through the traffic lights and into the continuation of Stockport Road where the property can be found further along on the left hand side.

DESCRIPTION

Set well back from the grass verge lined carriageway the property stands within mature gardens incorporating a paved patio area with lawned gardens beyond which benefit from a southerly aspect to enjoy the sun all day. The location is ideal being ¼ of a mile from the village centre of Timperley and a little over a mile from the more comprehensive shopping centre of Altrincham. The location is also ideal being well placed for highly regarded primary and secondary schools.

This traditional semi detached family home is well presented throughout. Welcoming entrance hall leads onto a front sitting room with an exposed brick fireplace whilst to the rear is a separate living room with double doors leading onto a rear conservatory with doors onto the rear garden. There is an impressive open plan dining kitchen fitted with a comprehensive range of units and with access to the rear gardens and also a separate utility room. The ground floor accommodation is then completed by the cloakroom/WC.

To the first floor there are 3 bedrooms serviced by the family bathroom fitted with a modern white suite with chrome fittings.

As previously mentioned there is off road parking within the driveway and south facing gardens to the rear.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Radiator. Spindle balustrade staircase to first floor. Oak laminate flooring. Dado rail. Understairs storage cupboard.

CLOAKROOM

With a suite comprising WC and vanity wash basin. Radiator. Oak laminate flooring. PVCu double glazed window to the front. Extractor fan.

DINING ROOM

11'7" x 11'3" (3.53m x 3.43m)

With a focal point of an exposed brick recessed fireplace. PVCu double glazed bay window to the front. Radiator.

SITTING ROOM

17'6" x 11'3" (5.33m x 3.43m)

With picture rail. Radiator. Television aerial point. Double doors to:

CONSERVATORY

9'0" x 8'9" (2.74m x 2.67m)

PVCu double glazed door provides access to the rear garden. Laminate wood flooring. Power point.

DINING KITCHEN

21'4" x 14'2" (6.50m x 4.32m)



Fitted with a comprehensive range of cream wall and base units with heat resistant work surfaces over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill with four ring gas hob with stainless steel extractor hood. Integrated dishwasher. Space for table and chairs. Laminate wood flooring. Tiled splashback. Pull out larder unit Recessed low voltage lighting. PVCu double glaze window to the rear. PVCu double glazed door provides access to the side. Two velux windows to the side. Television aerial point.

UTILITY ROOM

7'7" x 6'2" (2.31m x 1.88m)

Fitted wall and base unit with work surfaces over incorporating stainless steel sink unit with drainer. PVCu double glazed window to the side. Extractor fan. Wall mounted Worcester combination gas central heating boiler. Plumbing for washing machine. Space for dryer. Space for fridge freezer.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Dado rail. Picture rail.

BEDROOM 1

11'11" x 11'0" (3.63m x 3.35m)

With fitted wardrobes. PVCu double glazed window to the rear. Radiator.

BEDROOM 2

12'2" x 10'11" (3.71m x 3.33m)

With fitted wardrobe and drawers. PVCu double glazed window to the front. Radiator.

BEDROOM 3

7'4" x 6'3" (2.24m x 1.91m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'2" x 5'11" (2.49m x 1.80m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

Externally to the front the driveway provides off road parking with pathway to the side.

To the rear is a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

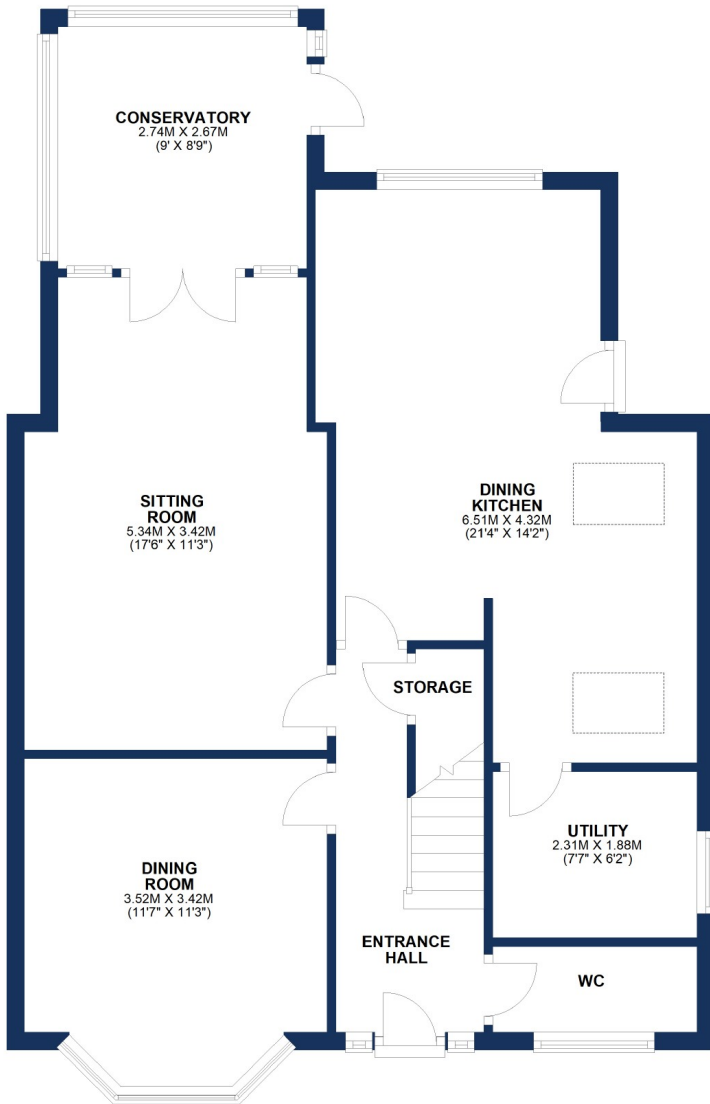
We are informed the property is held on a leasehold basis for the residue of a 999 year term and subject to a ground rent of £5.50 pa. This should be verified by your Solicitor.

NOTE

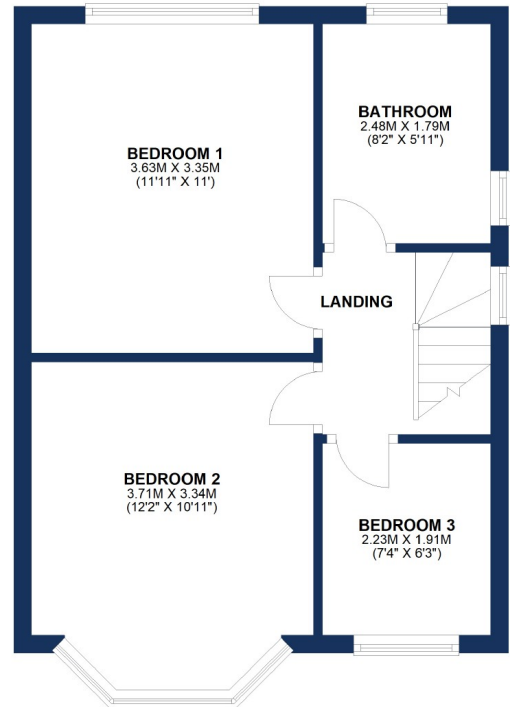
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR
APPROX. 74.1 SQ. METRES (797.1 SQ. FEET)



FIRST FLOOR
APPROX. 36.3 SQ. METRES (390.9 SQ. FEET)



TOTAL AREA: APPROX. 110.4 SQ. METRES (1188.1 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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