

5 CEDAR COURT, EDENHURST DRIVE, TIMPERLEY



Offers over £375,000



A Superbly Proportioned Semi-Detached Family Home In A Sought After Development

*** NO ONWARD CHAIN *** A superbly proportioned and well maintained semi-detached family home set within this gated community. Approached via remote gates the property benefits from driveway and garage towards the rear and the accommodation is approached via the welcoming entrance hall which leads onto a front dining kitchen whilst to the rear there is a separate sitting room with access onto the conservatory with lawned gardens beyond. The ground floor accommodation is completed by the cloakroom/WC. To the first floor the master bedroom benefits from fitted wardrobes and en-suite shower room, there are two further bedrooms serviced by the family bathroom/WC. Delightful gardens to the rear incorporated patio seating area with lawned gardens beyond. There is then gated access to the driveway. 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 7AH

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 continue straight over into the continuation of Thorley Lane and take the first right into Edenhurst Drive and bear right into Cedar Court.

DESCRIPTION

This modern semi-detached family home forms part of a gated development in a sought after location. The development is approached via remote wrought iron gates providing access to the residents parking area and garaging.

Immediately to the front of the property there is a flagged footpath with adjacent lawned garden and the tarmac driveway provides access to the garage at the rear. There is also gated access from the driveway to the rear gardens. Upon entering the property there is a feeling of space with a large entrance hall with stairs to first floor and access to all rooms. To the front of the property there is a large fitted dining kitchen whilst to the rear there is a full width living room leading onto the conservatory which in turn has doors leading onto the patio seating area with lawned gardens beyond. The ground floor accommodation is completed by the cloakroom/WC and under stairs storage space. To the first floor the master bedroom benefits from fitted wardrobes and an en-suite shower room/WC and there are two further bedrooms serviced by the family bathroom/WC.

The gardens to the rear incorporate a patio seating area with superb lawns beyond with well stocked flower beds and fence borders.

The location is ideal being within catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Altrincham town centre with the Metrolink providing a commuter service into Manchester.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hard wood front door. Phone entry system. Radiator. Spindle balustrade staircase to first floor. Telephone point. Under stairs storage cupboard. Picture rail. Ceiling cornice.

DINING KITCHEN

19'6" x 11'3" (5.94m x 3.43m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating 1½ bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor fan over. Space for fridge. Plumbing for washing machine. Tiled splash back. Telephone point. Television aerial point. Radiator. Recessed low voltage lighting. Ceiling cornice. Timber framed double glazed arch windows to the front and side. Ample space for dining suite.

SITTING ROOM

16' x 12'1" (4.88m x 3.68m)

With a focal point of living flame gas fire with marble effect insert and hearth. Two radiators. Two opaque timber framed leaded effect double glazed windows to the side. Picture rail. Ceiling cornice. Television aerial point. Telephone point. Glass panelled door to:

CONSERVATORY

10'2" x 9'10" (3.10m x 3.00m)



With French doors leading onto the rear gardens. Radiator. Light and power.

WC

With WC and wash hand basin. Extractor fan. Radiator.

FIRST FLOOR

LANDING

With ceiling cornice. Radiator. Loft access hatch with pull down ladder. Airing cupboard housing Worcester Bosch combination gas central heating boiler.

BEDROOM ONE

12'6" x 10'7" (3.81m x 3.23m)

With fitted wardrobes. Radiator. Timber framed double glazed window overlooking the rear gardens. Television aerial point. Telephone point. Ceiling cornice.

EN-SUITE

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

BEDROOM TWO

12'3" x 9'5" (3.73m x 2.87m)

With French doors leading onto a Juliette balcony. Timber framed double glaze window to the side. Radiator. Telephone point. Ceiling cornice.

BEDROOM THREE

9'1" 6'5" (2.77m 1.96m)

Timber framed double glazed window to the front. Fitted wardrobes. Radiator. Ceiling cornice.

BATHROOM

9'11" x 5'5" (3.02m x 1.65m)

Fitted with a white suite comprising panelled bath, WC and pedestal wash hand basin. Heated towel rail. Opaque timber framed double glazed window to the side. Recessed low voltage lighting. Extractor fan. Radiator. Half tiled walls.

OUTSIDE

The development is approached via wrought iron gates which are remotely operated and have an adjacent pedestrian gate. This property benefits from a shared driveway providing access to the garage. From the driveway there is gated access to the rear gardens. The rear gardens incorporate a patio seating area accessed via the conservatory with lawned gardens beyond with well stocked flower beds and fenced borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Trafford Borough Council Band "F"

TENURE

We are informed the property is Freehold with an annual Chief Rent of £150 p.a reduced to £100 for early payment This should be verified by your solicitor.

There is also a service charge of £300 p.a to maintain the gated compound.

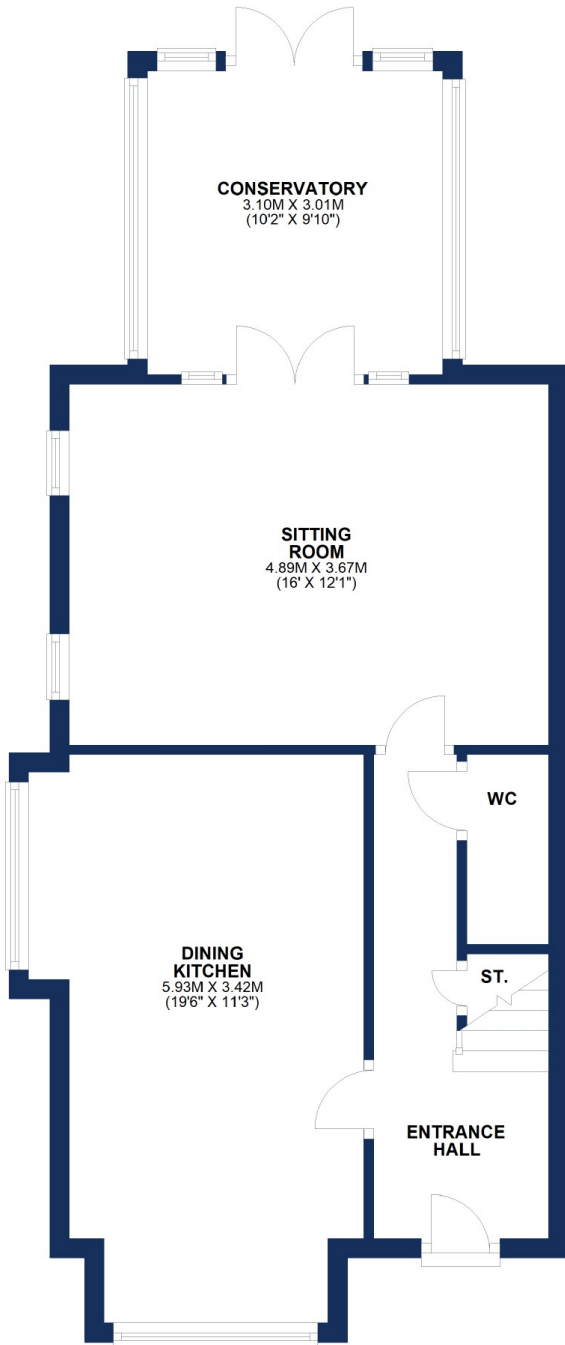
NOTE

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



GROUND FLOOR

APPROX. 55.0 SQ. METRES (591.8 SQ. FEET)



FIRST FLOOR

APPROX. 45.2 SQ. METRES (486.7 SQ. FEET)



TOTAL AREA: APPROX. 100.2 SQ. METRES (1078.5 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.