

APARTMENT 4, 7 MARYPORT DRIVE, TIMPERLEY



£175,000



A Superbly Presented First Floor Apartment

A superbly presented and proportioned first floor apartment within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, large open plan lounge/dining room leading onto a fitted kitchen. Two double bedrooms and bathroom/WC. Allocated parking. Communal gardens.

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DIRECTIONS

POSTCODE: WA15 7NS

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 bear left onto Shaftesbury Avenue and at the next traffic lights turn right into Aimson Road East. First left into Kentmere Road and then second left into Maryport Drive where the property can be found on the left hand side.

DESCRIPTION

Maryport Drive is part of the Kentmere Place development built by Bryant Homes and completed in 2005. The location is ideally placed for the shops in Timperley village, which can be reached quickly on foot via Aimson Road West. The more comprehensive shopping centre of Altrincham is just over two miles away. The area also has excellent communication links being within easy reach of the M60 and M56 motorways and the Metrolink tram service into Manchester.

The accommodation is tastefully appointed throughout and well proportioned. There is a secure communal entrance hall whilst the apartment benefits from its own private entrance hall which leads onto an excellent open plan lounge dining room which in turn leads onto a fitted kitchen with a range of integrated appliances. There are two double bedrooms and the bathroom/WC completes the accommodation.

Externally there are particularly well maintained communal garden areas laid to the front and rear of the development which are maintained through the management company. This is a superbly proportioned apartment in an excellent location that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

Secure communal entrance hall accessed via the front and rear.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Radiator. Phone entry system.

OPEN PLAN SITTING / DINING ROOM

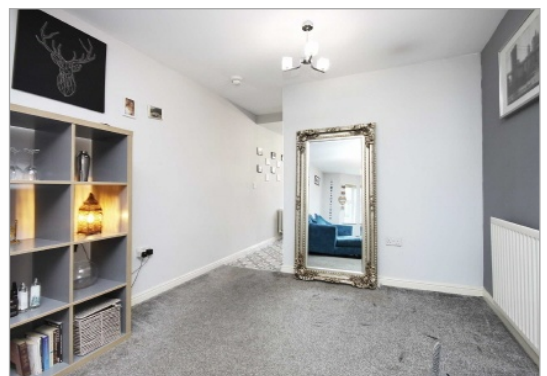
17'9" x 12'9" (5.41m x 3.89m)

With PVCu double glazed bay window to the front this is a spacious and light room. There is a radiator, television aerial point, satellite television point and telephone point. There is ample space for living and a dining suite.

KITCHEN

12'6" x 7'6" (3.81m x 2.29m)

The kitchen is fitted with a comprehensive range of light wood wall and base units and a heat resistant work surface, incorporating stainless steel sink unit and drainer. There is an integrated oven & grill with a four ring gas hob, tiled splashback and extractor unit above. There is also an integrated fridge freezer, dishwasher and washing machine. The wall-mounted gas central heating boiler can be found in a large cupboard which also provides additional storage. There is wall mounted a radiator.



BEDROOM ONE
12'6" x 11'6" (3.81m x 3.51m)

This double bedroom has modern built in wardrobes with flush finish doors and chrome fittings as well as a useful storage recess. There is a PVCu double glazed window to the rear with the radiator situated underneath. There is a telephone point and well positioned electrical sockets.

BEDROOM TWO
9'3" x 9'0" (2.82m x 2.74m)

This spacious bedroom is currently being utilised as a home study. It benefits from a large PVCu double glazed window to the front, overlooking the communal gardens, a radiator and several electrical points.

BATHROOM

The bathroom is well-appointed with a white suite and chrome fittings, it provides a bath with an Aqualisa thermostatic shower above, wash hand basin and WC. There is mosaic design tiling to the full height of the bath and shower, it is part tiled to all further walls. There is an extractor fan and radiator.

OUTSIDE

Well maintained communal gardens and an allocated parking space.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band 'C'

TENURE

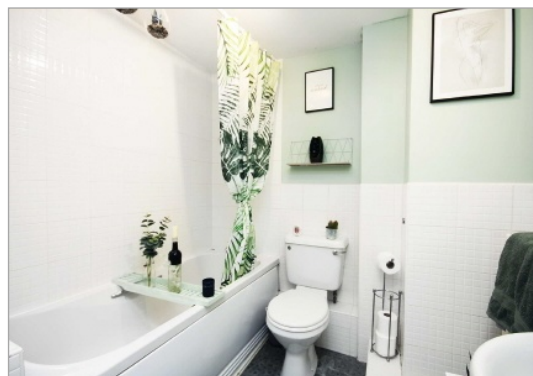
The property is held on a leasehold basis and subject to a ground rent of approximately £125 pa. Full details will be provided by our clients Solicitor.

SERVICE CHARGE

The service charge is approximately £92 pcm. Full details will be provided by our clients Solicitor.

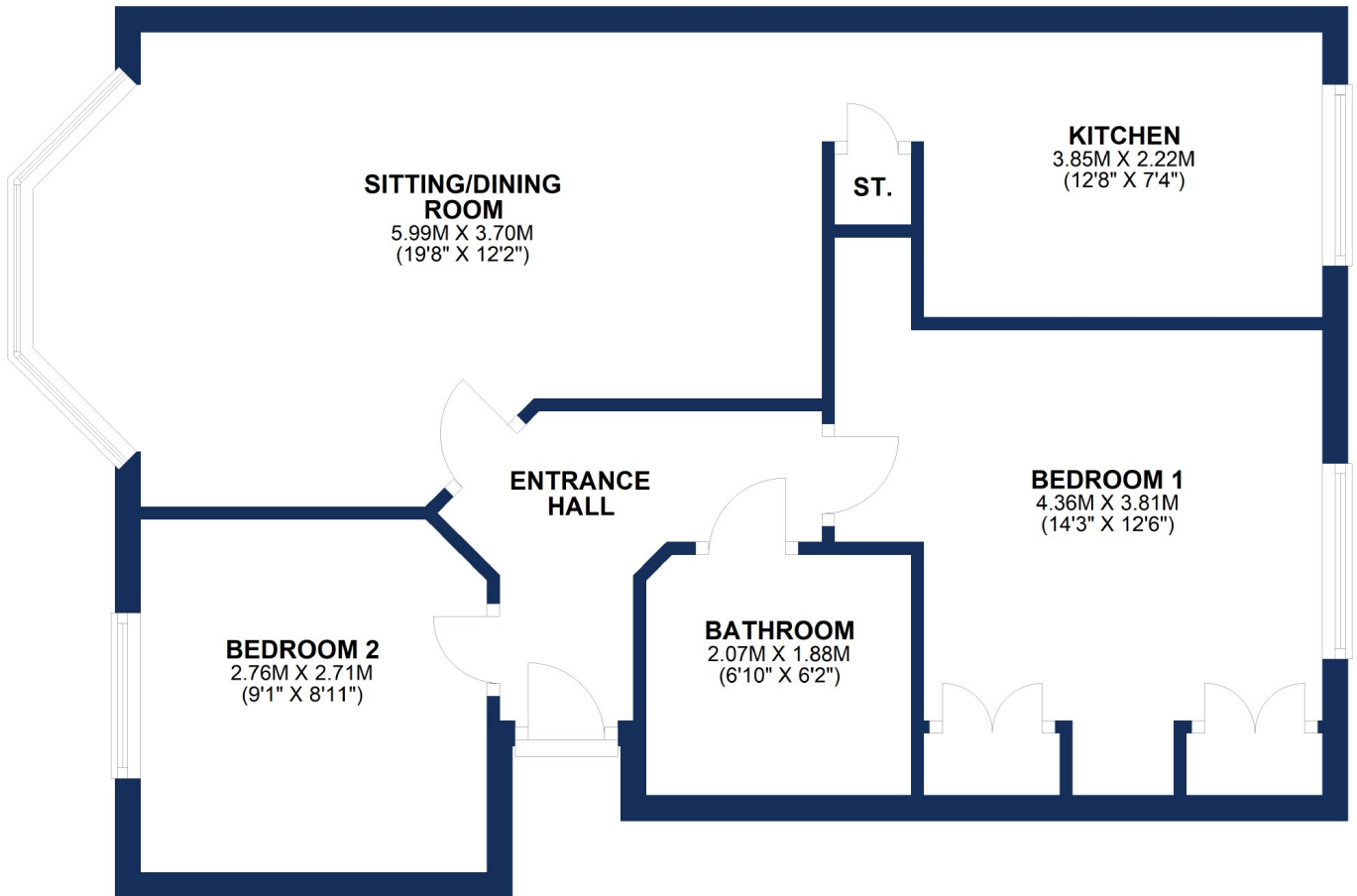
NOTE

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



FIRST FLOOR

APPROX. 56.5 SQ. METRES (607.7 SQ. FEET)



TOTAL AREA: APPROX. 56.5 SQ. METRES (607.7 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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