

9 DEANSGATE LANE, TIMPERLEY



Offers over £325,000



An Extended Traditional Semi Detached Family Home

NO ONWARD CHAINA superbly proportioned semi detached family home in a sought after location within walking distance of the Metrolink and highly regarded schools. The accommodation briefly comprises recessed porch, entrance hall, sitting room, open plan living dining kitchen with door to the rear gardens, three bedrooms and bathroom/ WC. Off road parking within the driveway and gardens laid mainly to lawn at the rear.

Viewing is highly recommended.

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DIRECTIONS

POSTCODE: WA15 6SB

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road, turn left into Moss Lane, continue over the bridge and follow Moss Lane round to the right where it becomes Brook Lane. After a short distance turn right into Deansgate Lane where the property can be found on the left hand side.

DESCRIPTION

This traditional semi detached family home has been extended over the years to provide well proportioned accommodation in a sought after location.

The accommodation is approached via a recessed porch leading onto the entrance hall which in turn provides access onto the front sitting room with a focal point of a recessed brick fireplace with flagged hearth. Towards the rear of the property is an open plan area with fitted kitchen and ample space for living and dining suites and with doors leading onto the rear garden. The kitchen is fitted with a comprehensive range of units and integrated appliances by Neff.

To the first floor there are three bedrooms serviced by the bathroom/WC.

To the front of the property the driveway provides off road parking and there is access to the side. To the rear the gardens are laid mainly to lawn and benefit from a south westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and also within easy reach of Navigation Road Metrolink station and with Altrincham town centre a little further distant.

A superb property that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Stairs to first floor. Radiator.

SITTING ROOM

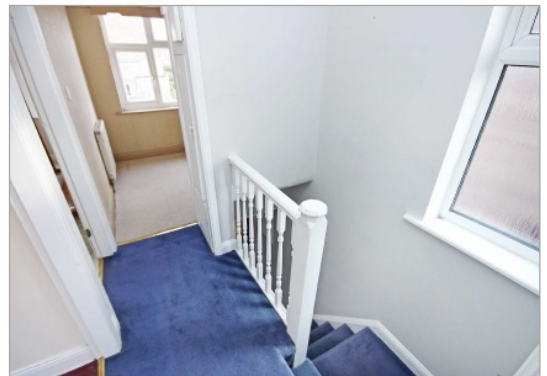
11'10" x 9'9" (3.61m x 2.97m)

With a focal point of a recessed brick fireplace with flagged hearth. PVCu double glazed bay window to the front. Picture rail. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

26'2" x 17'7" (7.98m x 5.36m)

Within the lounge dining area is a focal point of a living flame gas fire with decorative tiled insert and hearth. Radiator. Natural wood flooring. PVCu double glazed doors lead onto the rear garden. Opening to:



KITCHEN AREA

Fitted with a comprehensive range of wall and base units with heat resistant work surfaces over incorporating stainless steel sink unit with drainer. Neff appliances include oven/grill plus additional combination oven, five ring gas hob with stainless steel extractor hood, dishwasher, fridge and freezer. Plumbing for washing machine. PVCu double glazed windows to the side and rear. Access to understairs storage area housing gas central heating boiler.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Storage cupboard.

BEDROOM 1

12'1" x 9'6" (3.68m x 2.90m)

With PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

10'1" x 9'6" (3.07m x 2.90m)

PVCu double glazed window to the rear. Radiator. Picture rail. Television aerial point. Telephone point.

BEDROOM 3

7'0" x 5'6" (2.13m x 1.68m)

PVCu double glazed window to the front. Radiator. Television aerial point. Picture rail. Loft access hatch.

BATHROOM

5'10" x 5'6" (1.78m x 1.68m)

Fitted with a suite comprising corner tiled shower cubicle, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Chrome heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking for two cars. To the rear and accessed via the open plan dining kitchen the gardens are laid mainly to lawn and benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

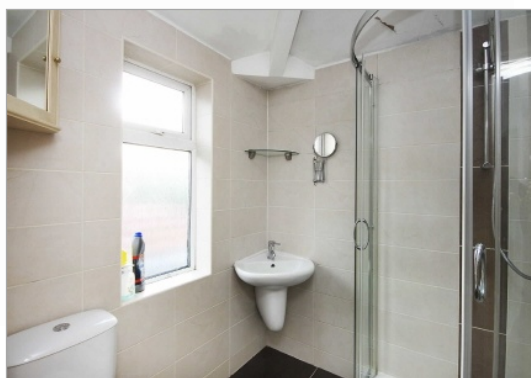
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TENURE

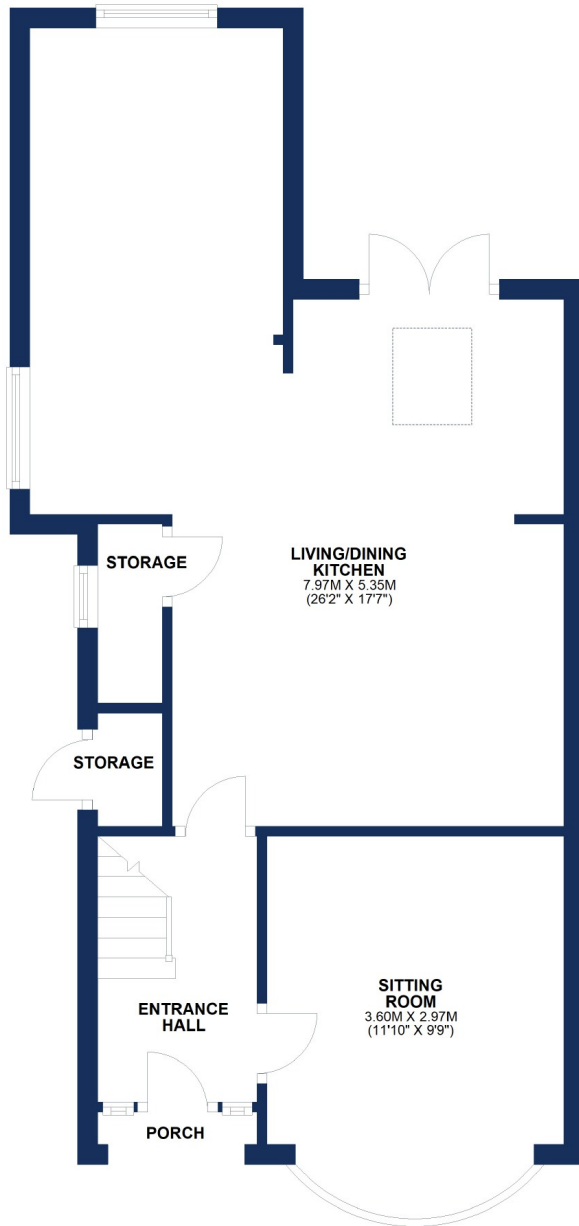
We have been informed the property is 'Freehold' This should be confirmed with your solicitor.

NOTE

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



GROUND FLOOR
APPROX. 48.0 SQ. METRES (517.2 SQ. FEET)



FIRST FLOOR
APPROX. 29.3 SQ. METRES (315.0 SQ. FEET)



TOTAL AREA: APPROX. 77.3 SQ. METRES (832.2 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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