

31 ESKDALE COURT, ESKDALE DRIVE, TIMPERLEY



£145,000



Superbly Presented Apartment In The Heart Of Timperley Village

A beautifully presented and superbly proportioned second floor apartment in an ideal location in the heart of Timperley village. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, large living room, recently installed kitchen, large bedroom and modern shower room/WC. Garage and allocated parking. Recently installed gas central heating throughout. Gated communal gardens.

Viewing is essential to appreciate the accommodation on offer.

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 7XU

Travelling from our Timperley office proceed along Stockport Road towards Brooklands roundabout continue over the bridge and turn right into Eskdale Drive. Follow Eskdale Drive round to the right and Eskdale Court can be found at the head of the cul de sac.

DESCRIPTION

Situated within a cul de sac in a highly convenient location within walking distance of Timperley village centre and with easy access to the surrounding network of motorways. The property is also well placed being within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a secure communal entrance hall with stairs to all floors. The private entrance hall provides a fitted storage cupboard and access to all rooms. There is a large open plan living dining room with southerly aspect and the kitchen has been recently installed with modern high gloss wall and base units. The bedroom is superbly proportioned with dual aspect windows and the accommodation is completed by recently installed shower room/WC. The property also has the added benefit of gas central heating which was only recently installed with a new boiler.

Allocated residents parking in single garage. Gated communal gardens to the side and rear.

A superbly proportioned and presented apartment in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

SECURE ENTRANCE HALL

With composite front door. Secure entry system. Stairs to:

SECOND FLOOR

PRIVATE ENTRANCE HALL

PVCu double glazed front door. Storage cupboard. Radiator. Ceiling cornice. Loft access hatch. Phone entry system.

LIVING/DINING ROOM

15'3" x 11'10" (4.65m x 3.61m)

PVCu double glazed window to the rear with a southerly aspect to enjoy the sun all day. Ample space for living and dining suites. Television aerial point. Satellite television aerial point. Radiator.

KITCHEN

12' x 6'5" (3.66m x 1.96m)

Recently fitted with a comprehensive range of high gloss wall and base units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with drainer. Four ring gas hob with stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Ceiling cornice. Cupboard housing newly installed combination gas central heating boiler.

BEDROOM

15'7" x 9' (4.75m x 2.74m)

With PVCu double glazed windows to the side and rear. Ceiling cornice. Radiator.



BATHROOM

7'7" x 6'9" (2.31m x 2.06m)

Fitted with a white suite with chrome fittings and comprising walk-in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Fitted storage cupboard. Opaque PVCu double glazed window to the front. Part tiled walls.

OUTSIDE

Residents and visitors parking and access to the garage. Gated access leads to the communal gardens incorporating a seating area.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Trafford Borough Council Band "B"

TENURE

We are informed the property is held on a Leasehold basis for 163 years from 2012. Full details will be provided by our clients solicitor.

SERVICE CHARGE

We are advised the service charge is approximately £75.00 per calendar month which includes buildings insurance, ground rent and gardening services, window cleaning plus heating, lighting, cleaning and regular redecoration and upkeep of communal areas.

NOTE

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

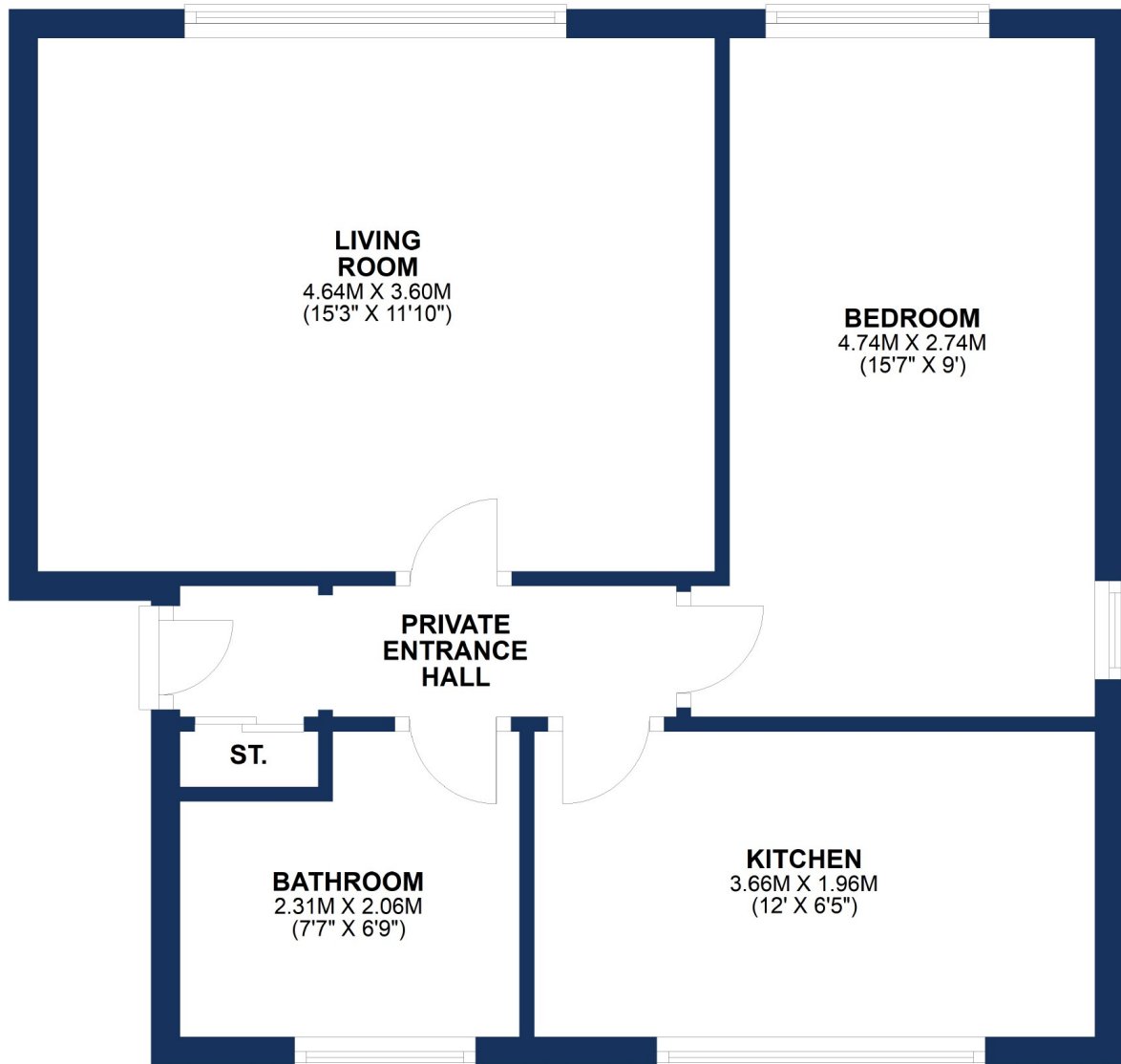
EPC

Available upon request.



SECOND FLOOR

APPROX. 45.3 SQ. METRES (487.2 SQ. FEET)



TOTAL AREA: APPROX. 45.3 SQ. METRES (487.2 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



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.