

## TURTLES REST 12 THE TRIANGLE | TIMPERLEY

OFFERS OVER £300,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb opportunity to purchase a well proportioned semi detached family home in an ideal location within walking distance of Timperley village centre and providing any prospective purchaser the opportunity to remodel to individual taste and extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, full depth open plan sitting/dining room, kitchen, three bedrooms and bathroom/WC. Off road parking within the driveway to the front and lawned garden to the rear benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.



**POSTCODE: WA15 6DP**

## DESCRIPTION

This semi detached family home is well proportioned throughout and offers any prospective purchaser the exciting opportunity to extend and remodel to individual taste subject to the relevant permissions being obtained.

The accommodation is approached via an enclosed porch which leads onto the entrance hallway. From the hallway there is access onto the open plan dining room and sitting room with bay window to the front and window to the rear overlooking the south facing gardens. The ground floor accommodation is completed by the kitchen with door to the side. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC.

Externally there is off road parking within the driveway which has an adjacent lawned garden and there is gated access to the side. To the rear is a patio seating area with extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being well placed for access to the shopping centre within Timperley village and Timperley Metrolink station is a little further along Park Road providing a commuter service in Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled double doors.

#### ENTRANCE HALL

Stairs to first floor. Radiator.

#### WC

WC and wash hand basin. Opaque window to the side.

#### OPEN PLAN SITTING/DINING ROOM

**27'9 x 11'9 (8.46m x 3.58m)**

Running the full depth of the property with bay window to the front and PVCu double glazed window overlooking the gardens at the rear. Two radiators. Television aerial point. Telephone point. Ample space for living and dining suites.

#### KITCHEN

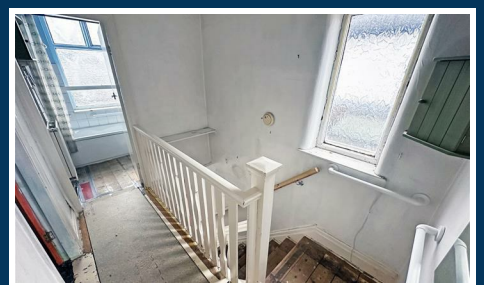
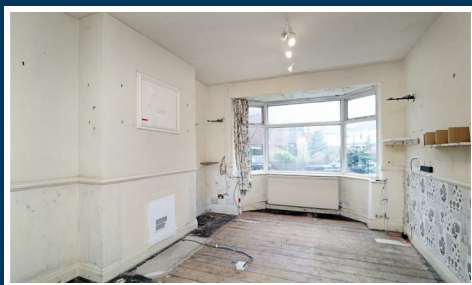
**9'6 x 6'10 (2.90m x 2.08m)**

With a range of wall and base unit. Integrated oven/grill. 1 1/2 bowl sink unit with drainer. Four ring electric hob. Space for fridge freezer. Radiator. Window to the rear. PVCu double glazed door to the side. Tiled splashback. Cupboard housing gas central heating boiler.

### FIRST FLOOR

#### LANDING

Opaque window to the side. Loft access hatch.



## BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

Window to the front. Radiator.

## BEDROOM 2

12'1 x 10'8 (3.68m x 3.25m)

PVCu double glazed window overlooking the rear garden. Radiator.

## BEDROOM 3

8'10 x 7'4 (2.69m x 2.24m)

PVCu double glazed window to the rear.

## BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Radiator. Half tiled walls. Window to front.

## OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens and there is gated access to the side. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with mature hedge and fence borders 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

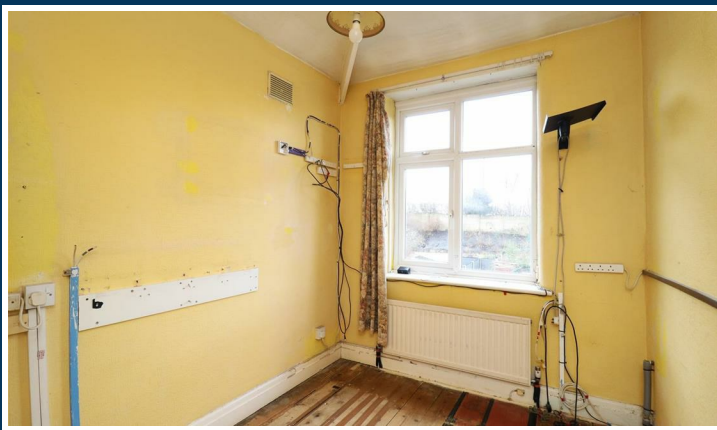
Trafford Band "C"

## TENURE

We are informed the property is Freehold. 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.

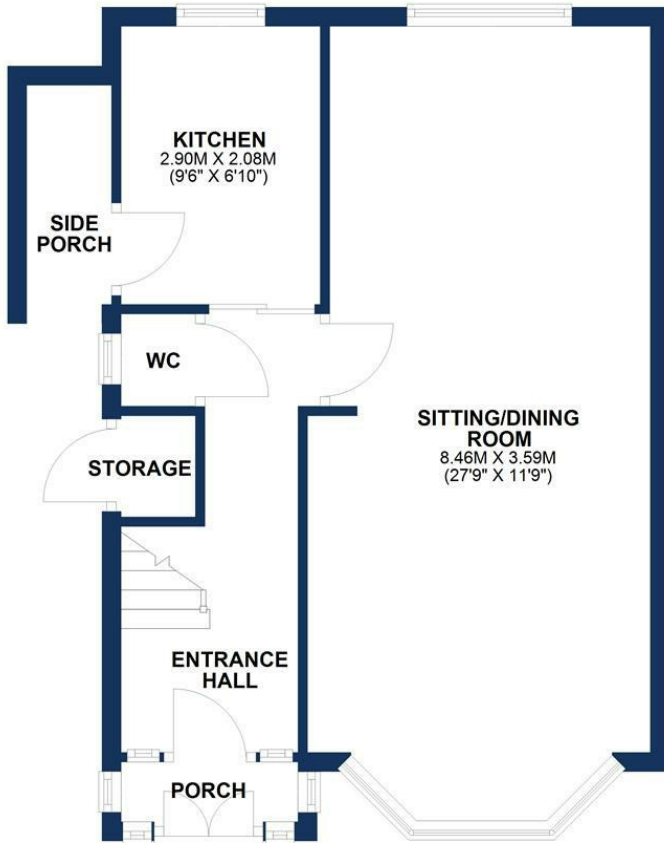


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the 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.



## GROUND FLOOR

APPROX. 45.9 SQ. METRES (494.3 SQ. FEET)



## FIRST FLOOR

APPROX. 41.8 SQ. METRES (450.5 SQ. FEET)



TOTAL AREA: APPROX. 87.8 SQ. METRES (944.8 SQ. FEET)

Floorplan for illustrative purposes only



### 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