



## 14 FAIRBOURNE DRIVE | TIMPERLEY

£599,950

This semi detached family home has undergone a programme of modernisation and extension in recent years to create superbly proportioned living space that needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall with storage cupboard, sitting room over 22ft in length whilst to the rear is an impressive open plan living dining kitchen with bi folding doors to the rear gardens and also access to the shower room/WC with store/utility beyond. To the first floor there are four bedrooms serviced by the family bathroom/WC fitted with a contemporary suite. Externally the drive provides off road parking whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.



**POSTCODE: WA15 6AT**

## DESCRIPTION

Fairbourne Drive forms part of a popular residential location with local shops nearby and within the catchment area of highly regarded primary and secondary schools.

Constructed to a traditional design the property has been extended by way of a rear conversion and modernised by our clients in recent years and offers superbly proportioned accommodation presented to a high standard.

The accommodation is approached by an enclosed porch which then leads onto the welcoming entrance hall with storage. Towards the front of the property there is a bay fronted sitting room over 22 feet in length and with a focal point of a media wall with feature fireplace. Towards the rear is a recently installed open plan living dining kitchen with a comprehensive range of white high gloss units with contrasting quartz work surfaces and with a range of high quality integrated appliances. From the open plan space there are bi folding doors leading onto the south facing rear gardens and also access to the ground floor shower room/WC with storage/utility room beyond which can also be accessed via double doors from the driveway.

To the first floor there are three double bedrooms plus fourth single all serviced by a family bathroom fitted with a contemporary white suite with chrome fittings.

To the front of the property the drive provides ample off road parking plus access to an EV Charger point and external power point. Towards the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day and there are also external hot and cold water feeds.

A superb family home ready for immediate occupation and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Composite front door. Two opaque PVCu double glazed windows to the front. Recessed low voltage lighting.

#### ENTRANCE HALL

With hardwood glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator. Dado rail.

#### SITTING ROOM

**22'4" x 11'3" (6.81m x 3.43m)**

With a focal point of a media wall with feature fireplace. PVCu double glazed bay window to the front with plantation shutters. Fitted storage and shelving. Radiator. Telephone point.

#### OPEN PLAN LIVING DINING KITCHEN

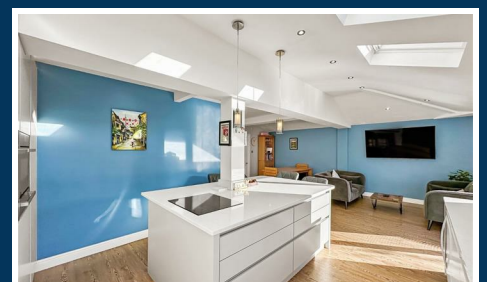
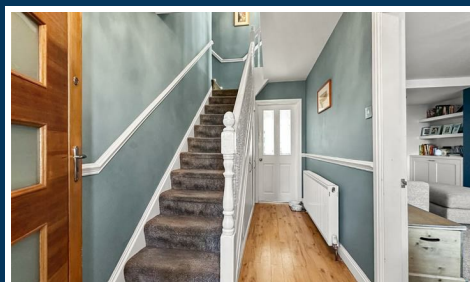
**24'9" x 19'2" (7.54m x 5.84m)**

An impressive open plan space. The kitchen area is fitted with a comprehensive range of white high gloss wall and base units with contrasting quartz work surface over incorporating a 1 1/2 bowl sink unit with Quooker tap plus central island with breakfast bar and further storage. Integrated quality appliances by Neff include an oven/grill plus additional combination oven/microwave/air fryer with warming drawer, induction hob, full height fridge plus dishwasher and wine fridge. Tiled splashback. Recessed low voltage lighting. Laminate flooring. Three Velux windows to the rear. PVCu double glazed window overlooking the rear garden. Bi folding doors with inset blinds provide access to the south facing rear gardens. Under floor heating throughout. Ample space for living and dining suites. Television aerial point.

#### SHOWER ROOM

**9'3" x 7'0" (2.82m x 2.13m)**

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Laminate flooring. Recessed low voltage lighting. Extractor fan. Light well window.



## UTILITY/STORE

7'0" x 6'7" (2.13m x 2.01m)

With double doors to the front. Space for dryer and plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. Light, power and water feed.

## FIRST FLOOR

### LANDING

Loft access hatch with pull down ladder to boarded loft space. Dado rail.

### BEDROOM 1

14'9" x 10'9" (4.50m x 3.28m)

With fitted wardrobe and drawers. PVCu double glazed bay window to the front with plantation shutters. Radiator.

### BEDROOM 2

11'0" x 10'2" (3.35m x 3.10m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

13'0" x 8'0" (3.96m x 2.44m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 4

6'10" x 6'6" (2.08m x 1.98m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

## BATHROOM

12'0" x 5'1" (3.66m x 1.55m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with adjacent shower area, vanity wash basin and WC. Tiled floor. Tiled splashback. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the front. Electric under floor heating.

## OUTSIDE

To the front of the property the driveway provides off road parking and has access to an EV charger point and there is also an external power point.

To the rear the gardens are accessed via the open plan space via bi folding doors and incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of hot and cold water feeds , outside lighting and power pints.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

We are informed the property is Freehold subject to a chief rent of £25.00 pa.. 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.

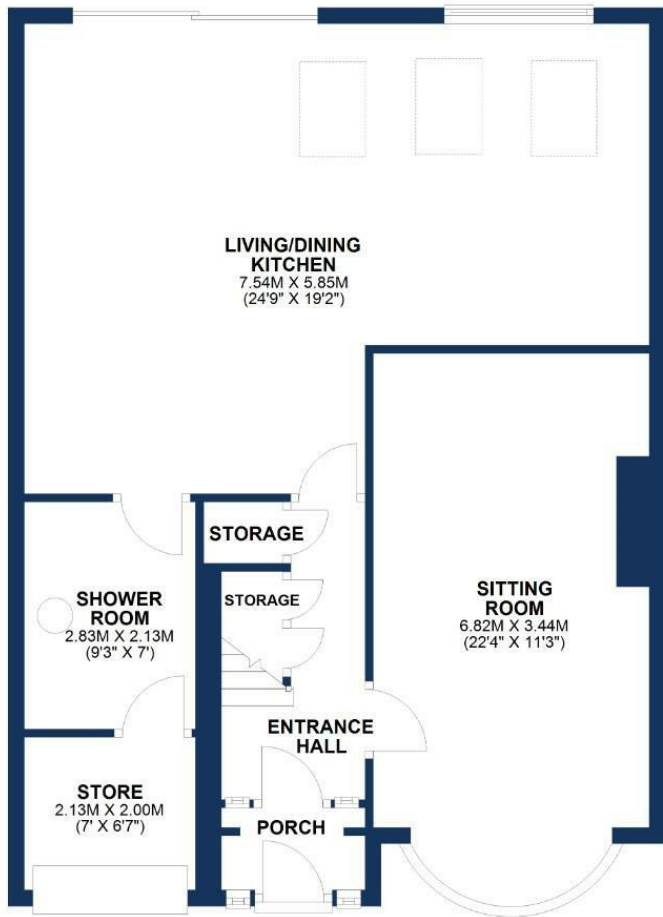


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## GROUND FLOOR

APPROX. 86.3 SQ. METRES (928.7 SQ. FEET)



TOTAL AREA: APPROX. 136.7 SQ. METRES (1471.1 SQ. FEET)

Floorplan for illustrative purposes only

## FIRST FLOOR

APPROX. 50.4 SQ. METRES (542.3 SQ. FEET)



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