



46 WHITLEY GARDENS | TIMPERLEY

£475,000

A superb semi detached family home in an ideal location. The majority of the property has recently been refurbished and modernised to a high specification. The accommodation is approached via the welcoming entrance hall which provides access onto a sitting room to the front with a focal point of an open cast iron fireplace with exposed brick chimney breast. To the rear of the property the extension has provided an impressive open plan living dining kitchen fitted with a comprehensive range of high gloss units and with ample space for living and dining suites and door leading onto the attractive rear gardens and with large fitted storage cupboard. The ground floor accommodation is completed by the utility/WC. To the first floor there are three well proportioned bedrooms serviced by the modern family bathroom/WC. Externally there is ample off road parking within the driveway with gated access to the rear. To 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. The property has further potential to extend, subject to the relevant permission being obtained, with additional en-suite bedroom above the existing ground floor side extension (below ground drainage connection is already installed for this at the rear of the house) as well as a loft conversion, in line with other similar houses in the area.

POSTCODE: WA15 6XJ

DESCRIPTION

This semi detached family home has been extended to create superbly proportioned living space presented to an exceptional standard. Up on entering the property the entrance hall provides access to the front sitting room which has a focal point of an open cast iron fireplace set upon a tiled hearth with exposed brick chimney breast. Towards the rear of the property the extension has provided a superb open plan living dining kitchen fitted with a comprehensive range of white high gloss units which opens up into the living/dining area. There is further storage built in and doors provide access to the southerly facing gardens. The ground floor accommodation is completed by the utility/cloakroom with a continuation of units from the kitchen.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally there is ample off road parking within the driveway and gated access then leads to the rear. To the rear and accessed via the open plan living dining kitchen is a large patio seating area with delightful lawns beyond taking advantage of the large corner plot all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being close to Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With Luxury vinyl plank flooring (LVP). Cloaks cupboard housing pressurised unvented hot water storage cylinder. Further meter cupboard. Black designer radiator with smart thermostatic valve. Stairs to first floor. Under stairs storage cupboard. Recessed low voltage lighting.

SITTING ROOM

15'1" x 11'9" (4.60m x 3.58m)

With a focal point of an open cast iron fireplace set upon a tiled hearth with exposed brick chimney breast. Radiator with smart thermostatic valve. Television aerial point. Telephone point. PVCu double glazed window to the front.

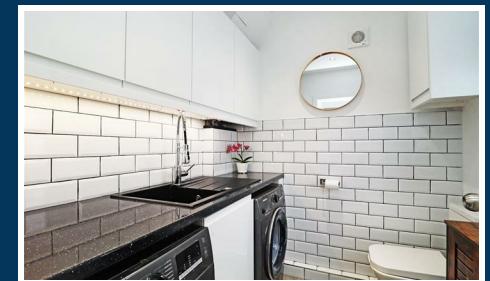
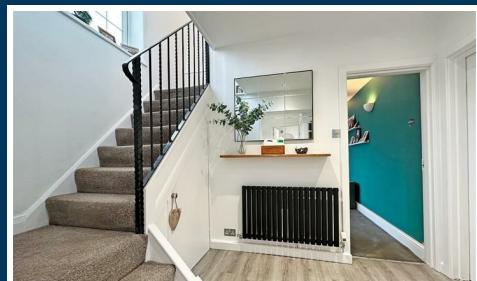
OPEN PLAN LIVING DINING KITCHEN COMPRISING **31'4" x 21'4" (9.55m x 6.50m)**

KITCHEN

Fitted with a comprehensive range of white high gloss wall and base units with contrasting quartz work surface over incorporating 1 1/2 bowl sink unit with hose tap and instant boiling water tap. Integrated double oven/grill plus 4 ring induction hob with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Tiled splashback. PVCu double glazed window overlooking the rear garden. LVP flooring. Recessed low voltage lighting. Radiator with smart thermostatic valve. Opening to:

LIVING/DINING AREA

With ample space for living and dining suites. Large storage cupboard. PVCu double glazed window to the rear. Velux windows to the rear, LVP flooring. Television aerial point. Radiator with smart thermostatic valve. PVCu double glazed bi folding doors provide access onto the south facing rear gardens.



UTILITY/WC

6'3" x 6'2" (1.91m x 1.88m)

With white high gloss wall and base units with work surface over incorporating sink unit with hose tap. Plumbing for washing machine. Space for dryer. WC, LVP flooring. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Cupboard housing Glow-worm system boiler with an unvented hot water storage cylinder in the hall cloak cupboard.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the front. Loft access hatch with pull down ladder to large boarded loft space.

BEDROOM 1

12'1" x 10'4" (3.68m x 3.15m)

With PVCu double glazed window to the rear. Television aerial point. Radiator with smart thermostatic valve.



BEDROOM 2

12'1" x 10'0" (3.68m x 3.05m)

With PVCu double glazed window to the front. Mirror fronted fitted wardrobes. Radiator with smart thermostatic valve.



BEDROOM 3

9'9" x 7'5" (2.97m x 2.26m)

PVCu double glazed windows to the side and rear. Radiator with smart thermostatic valve.



BATHROOM

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a modern white suite with chrome fittings comprising bath with mixer shower, separate tiled walk in shower enclosure with rain and hand held shower heads, wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.



OUTSIDE

The driveway provides off road parking and has an external water feed and there are gates to the rear. Power socket at front has been wired in larger cable so it could easily be upgraded to an electric vehicle charger.

To the rear the gardens incorporate a patio seating area accessed via the open plan living dining kitchen and with delightful lawns beyond all benefiting from a southerly aspect to enjoy the sun all day. Hot and cold water feed. External power point. Large storage shed measuring 10' x 10' with internal power and lighting.

SERVICES

All main services are connected. The old lead water pipes have been replaced with plastic and therefore conform to modern standards.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

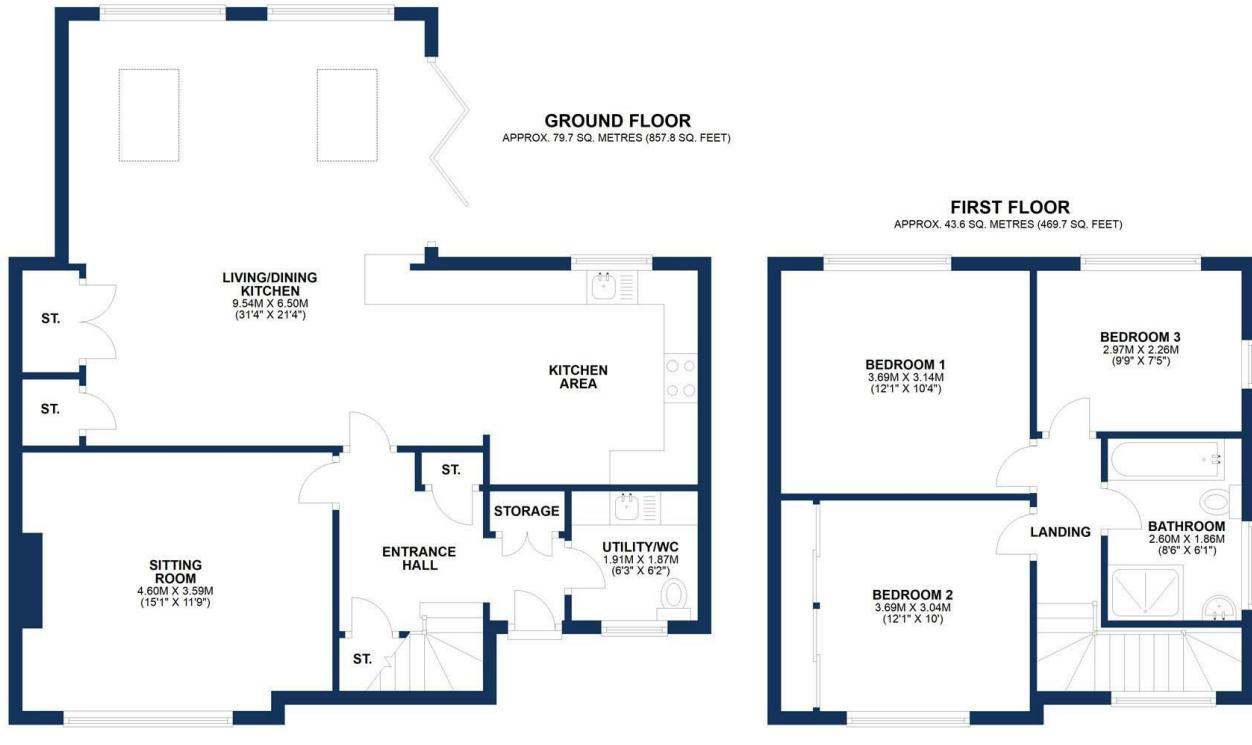
TENURE

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.

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