



8 WOODCOTE ROAD | WEST TIMPERLEY

OFFERS OVER £525,000

NO ONWARD CHAIN A superb opportunity to purchase a beautifully presented period semi detached family home in an ideal location within walking distance of Timperley Metrolink station. The accommodation briefly comprises recessed porch, welcoming entrance hall with original leaded and stained glass front door and matching side screen, front sitting room plus full width open plan living dining kitchen with access to the rear garden, cellars provide one large chamber plus hallway with access to the rear gardens, four excellent bedrooms to the first floor serviced by the modern family bathroom/WC. Off road parking within the driveway to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the potential and proportions of the accommodation on offer.

POSTCODE: WA14 5PY

DESCRIPTION

Woodcote Road forms part of an ever popular locality developed mainly with detached and semi detached houses of traditional design combining to create an attractive setting well placed for all amenities.

Typical of the era the interior has character with coved cornices and period style fireplaces. Upon entering the property the welcoming entrance hall features the original leaded and stained glass front door with matching side screen and provides access onto the front sitting room. The sitting room has a focal point of a log burner set upon a tiled hearth and there are leaded and stained glass top lights to the window at the front. Towards the rear of the property is an impressive open plan living dining kitchen fitted with a comprehensive range of units plus central island and with doors leading onto the rear garden. There is ample space for living and dining suites. From the hallway there is also access to the useful cellars which incorporate a large hall area leading onto a separate main chamber with access to the exterior towards the rear. There is light and power within the cellar.

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

Externally to the front of the property the block paved driveway provides off road parking and there is an adjacent lawned garden. Towards the rear a patio seating area accessed via the open plan living dining kitchen leads onto lawned gardens with well stocked flowerbeds and fence borders.

A superb period family home in an ideal location and needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With original leaded and stained glass panelled front door with matching side screen. Hardwood flooring. Radiator. Spindle balustrade staircase to first floor. Picture rail. Ceiling cornice.

SITTING ROOM

14'8" x 11'11" (4.47m x 3.63m)

With a focal point of a log burner set upon a tiled hearth. Double glazed window to the front with leaded and stained glass top lights. Plate rail. Ceiling cornice. Hardwood flooring. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

19'11" x 18'10" (6.07m x 5.74m)

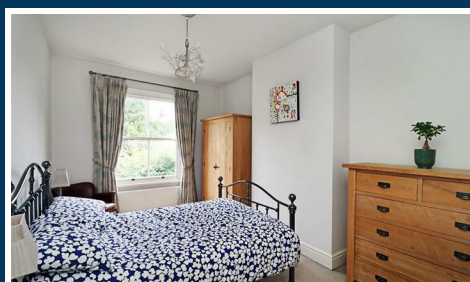
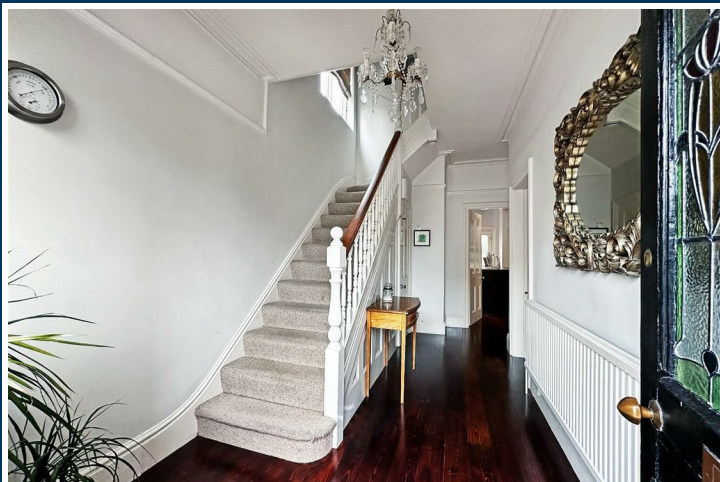
Fitted with a comprehensive range of white units with contrasting dark work surfaces and central island incorporating a stainless steel sink unit with drainer and providing further storage. Space for Range oven. Integrated fridge freezer plus dishwasher and washing machine and dryer. Stainless steel extractor hood and splashback. Recessed low voltage lighting. Double glazed sash windows to the rear with adjacent door providing access to the garden. Further windows to the side and rear. Hardwood flooring. Ample space for living and dining suites. Two radiators. Ceiling cornice. Television aerial point.

CELLARS

HALLWAY/CHAMBER 2

12'3" x 7'2" (3.73m x 2.18m)

With window to the side. Access to:



CHAMBER 1

18'3" x 9'6" (5.56m x 2.90m)

With separate door to the rear and window to the side. Baxi combination gas central heating boiler. Water feed. Power point. Access to sub floor.

FIRST FLOOR

LANDING

With window to the side. Loft access hatch with pull down ladder to useful loft space.

BEDROOM 1

14'6" x 11'11" (4.42m x 3.63m)

With timber framed double glazed window to the front with leaded and stained glass top lights. Radiator.

BEDROOM 2

16'1" x 10'2" (4.90m x 3.10m)

With sash window to the rear. Radiator.

BEDROOM 3

9'9" x 9'6" (2.97m x 2.90m)

With sash window to the rear. Radiator.

BEDROOM 4

8'1" x 7'8" (2.46m x 2.34m)

With timber framed double glazed window to the front with leaded and stained glass top lights.

BATHROOM

7'6" x 6'8" (2.29m x 2.03m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Opaque sash window to the side. Tiled splashback. Chrome heated towel rail. Tiled floor.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is an adjacent lawned garden.

To the rear accessed via the open plan living dining kitchen is a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

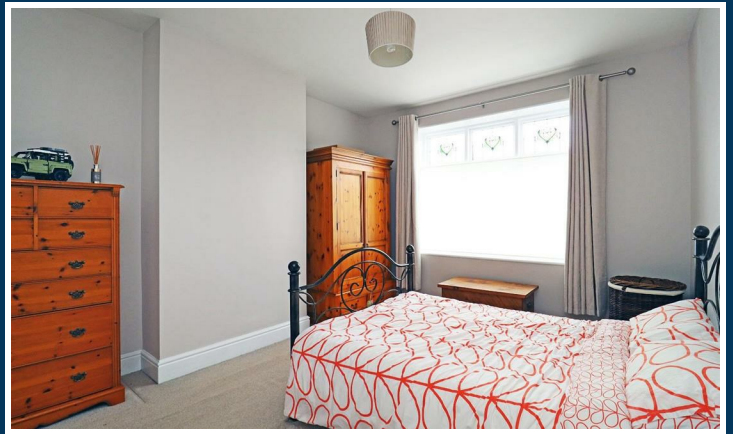
Band "D"

TENURE

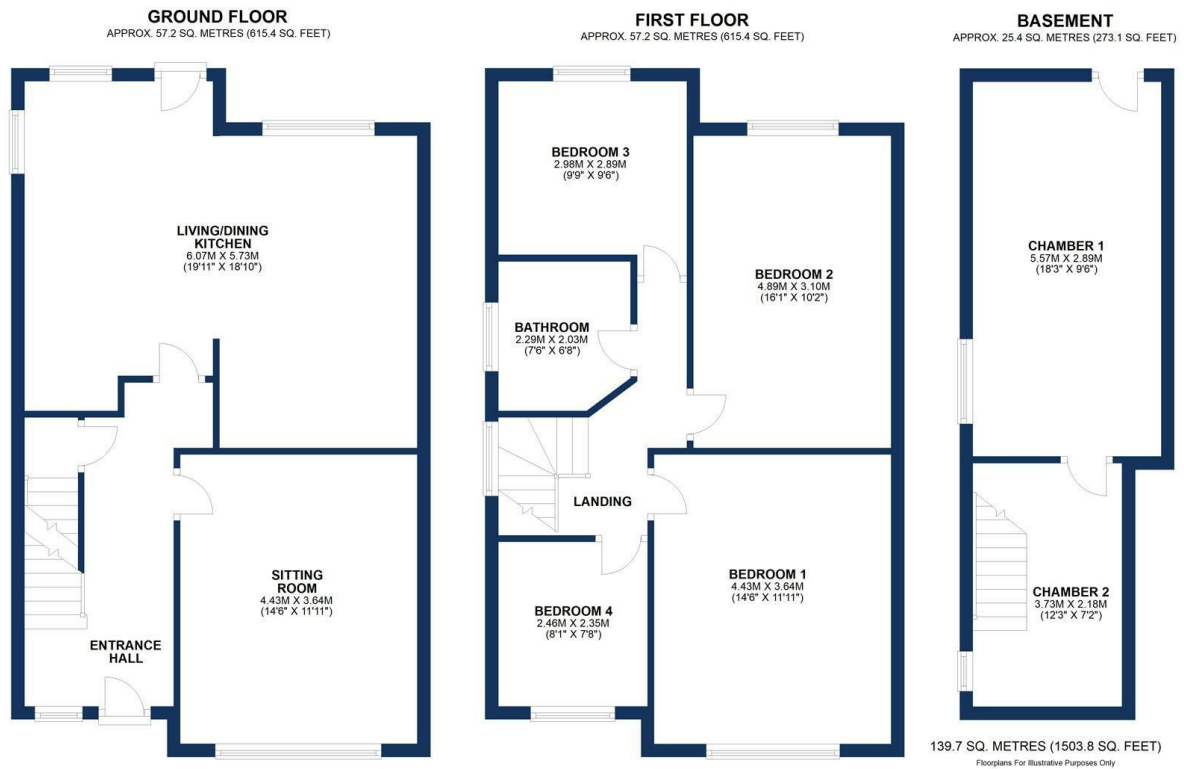
We are informed the property is Freehold . This should be verified by your Solicitor.

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.



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