



2 LINCOLN DRIVE | TIMPERLEY

OFFERS OVER £450,000

NO ONWARD CHAIN An impressive detached family home in a sought after location ideally positioned for access to Altrincham town centre and Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room, separate dining room plus morning room to the rear, kitchen with access to a rear entrance vestibule leading to the side and also the integral garage, three well proportioned bedrooms and bathroom with separate WC. Externally there is off road parking within the driveway which leads to the integral garage and there are adjacent lawned gardens. To the rear are well established gardens laid mainly to lawn. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 7PU

DESCRIPTION

A traditional detached family home offering superbly proportioned living accommodation in need of modernisation yet representing an exciting opportunity to remodel and extend to individual taste subject to relevant permissions being obtained.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall with under stairs storage cupboard. Positioned towards the front of the property is a sitting room with bay window whilst to the rear is a separate dining room with sliding doors onto the rear gardens. Adjacent to the dining room is a separate morning room which in turn leads onto the fitted kitchen with a range of units and overlooking the rear garden. The accommodation to the ground floor is completed by the rear entrance vestibule which provides access to the side and also to the integral garage.

To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

Externally there is of road parking within the driveway which leads to the garage and benefits from an adjacent lawned garden and there is gated access to one side. Immediately to the rear the gardens are laid mainly to lawn with well stocked flowerbeds.

The location is ideal being within the catchment area of highly regarded primary and secondary schools including Wellington School and within easy reach of Altrincham town centre and Timperley village centre.

A superb family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

ENTRANCE HALL

With glass panelled front door with adjacent leaded and stained glass windows and opaque top lights. Radiator. Picture rail. Stairs to first floor. Telephone point. Under stairs storage cupboard.

SITTING ROOM

14'8" x 12'6" (4.47m x 3.81m)

PVCu double glazed bay window to the front plus leaded and stained effect top lights. Opaque leaded and stained glass porthole window to the side. Tiled fireplace currently housing an electric fire. Radiator. Television aerial point. Picture rail. Ceiling cornice.

DINING ROOM

13'8" x 11'0" (4.17m x 3.35m)

With PVCu double glazed sliding doors providing access to the rear garden. Tiled fireplace. Opaque leaded and stained glass porthole window to the side. Radiator. Picture rail. Ceiling cornice. Television aerial point.

MORNING ROOM

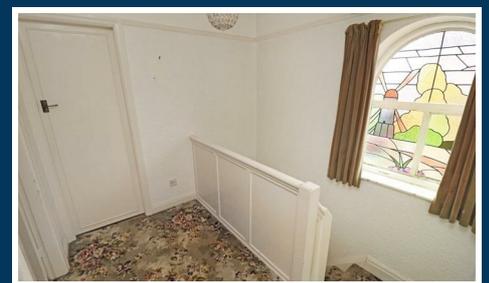
10'5" x 8'1" (3.18m x 2.46m)

PVCu double glazed window to the rear. Fitted storage.

KITCHEN

11'4" x 8'11" (3.45m x 2.72m)

Fitted with a range of wall and base units with work surface over incorporating a 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus microwave and four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. PVCu double glazed window overlooking the rear garden. Tiled floor. Door to rear entrance vestibule.



REAR ENTRANCE VESTIBULE

Door to the side and garage.

FIRST FLOOR

LANDING

Attractive opaque leaded and stained glass window to the side. Picture rail. Radiator. Loft access hatch.

BEDROOM 1

14'8" x 11'3" (4.47m x 3.43m)

PVCu double glazed bay window to the front with leaded and stained effect top lights. Radiator.

BEDROOM 2

13'7" x 11'1" (4.14m x 3.38m)

PVCu double glazed window to the rear. Picture rail. Radiator. Telephone point.

BEDROOM 3

8'4" x 7'6" (2.54m x 2.29m)

PVCu double glazed window to the front with leaded and stained effect top lights. Radiator. Picture rail.

BATHROOM

9'5" x 5'4" (2.87m x 1.63m)

With a white suite with chrome fittings comprising panelled bath with pedestal wash hand basin. Radiator. Opaque window to the side. Half tiled walls. Airing cupboard

SEPARATE WC

With WC and opaque PVCu double glazed window to the rear. Half tiled walls.

OUTSIDE

INTEGRAL GARAGE

15'4" x 8'6" (4.67m x 2.59m)

With double doors to the front. Door to the rear providing access to the rear entrance vestibule. Window to the side. Recently installed Worcester combination gas central heating boiler. Light and power.

To the front of the property the drive provides off road parking and has adjacent lawned gardens with gated access to one side.

To the rear the gardens are laid mainly to lawn with well stocked flowerbeds and access to external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

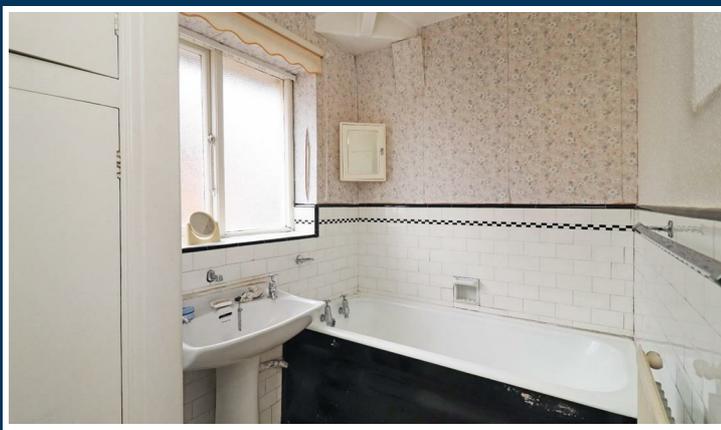
Trafford Band "E"

TENURE

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

NOTE

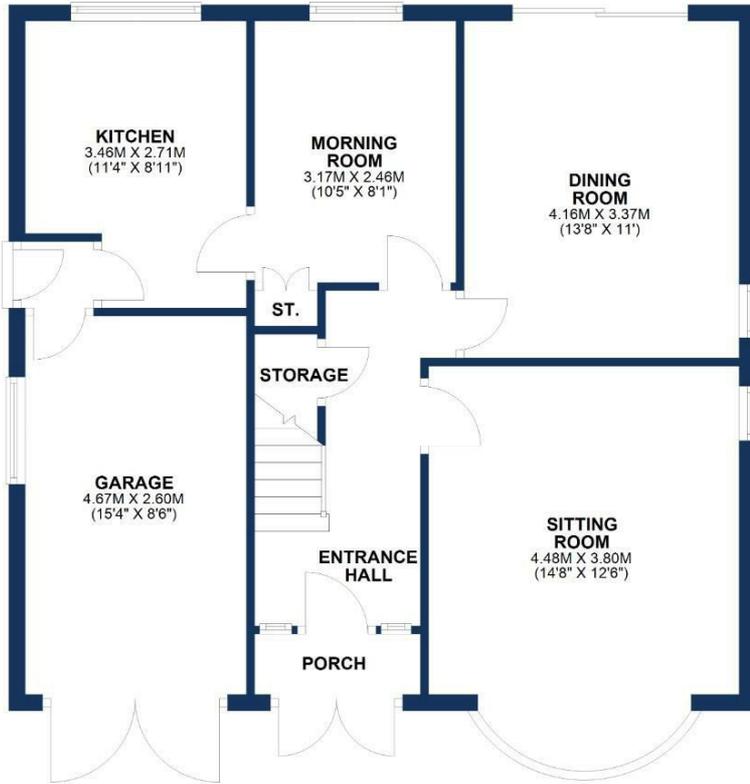
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 73.3 SQ. METRES (789.0 SQ. FEET)



FIRST FLOOR

APPROX. 50.0 SQ. METRES (537.8 SQ. FEET)



TOTAL AREA: APPROX. 123.3 SQ. METRES (1326.7 SQ. FEET)

Floorplan for illustrative purposes only



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