



## 17 HIGHFIELD ROAD | TIMPERLEY

OFFERS OVER £725,000

An extended and replanned detached family house positioned on a quiet cul de sac with superb westerly facing landscaped rear gardens. The beautifully presented accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with inglenook fireplace, open plan living/dining kitchen, utility room, ground floor shower room/WC, three excellent bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking for two cars.

POSTCODE: WA15 7PH

## DESCRIPTION

This traditional bay fronted detached family house has been extended over the years and more recently replanned and beautifully refurbished by the current owners. The exceptionally well presented interior combines open plan living with two elegant formal reception rooms and the landscaped rear gardens have been carefully designed to incorporate play areas for children and space for al fresco dining.

Highfield Road is a quiet cul de sac, ideally placed being approximately one mile distance from Timperley village centre and a little over one mile from the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of small independent retailers and informal dining options. The property also lies within the catchment area of highly regarded primary and secondary schools and Altrincham Metrolink station provides a commuter service into Manchester.

The accommodation is approached beyond an enclosed porch and upon entering the feeling of space is apparent. The wide entrance hall provides access to an adjacent utility room and contemporary shower room/WC with white suite and matt black fittings. Amtico flooring continues seamlessly from the hallway into a spacious dining room which is currently used as a home office. Toward the rear there is a stylish sitting room with stunning period style inglenook fireplace and a French window set within the bay opens onto the stone paved rear terrace. The superb living/dining kitchen comprises sitting area with access to the rear gardens and dining kitchen with Shaker style units complemented by polished granite work-surfaces and decorative tiles to the floor.

At first floor level the primary bedroom benefits from bespoke fitted wardrobes and has the added advantage of commanding views across the neighbouring primary school playing fields. There is a further double bedroom with custom-built fitted furniture, generous single bedroom and modern bathroom/WC with white/chrome suite which includes a freestanding oval bath plus separate shower enclosure.

Gas fired central heating has been installed together with PVCu double glazing.

Externally, the stone paved forecourt provides off road parking for two cars.

The landscaped grounds are certainly a feature with expanse of artificial lawn alongside a decked seating area and stone paved terrace which are ideal for entertaining during the summer months. Importantly with a high degree of privacy and westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed and double opening doors set within a matching surround. Tiled floor.

#### ENTRANCE HALL

##### **13'7" x 9'2" (4.14m x 2.79m)**

Opaque glazed/panelled hardwood door set within matching side-screens and transom light above. Staircase to the first floor. Cloaks cupboard with space for hanging coats and jackets. Amtico wood effect flooring. Picture rail. Radiator.

#### DINING ROOM

##### **14'4" x 12'6" (4.37m x 3.81m)**

PVCu double glazed bay window to the front. Amtico wood effect flooring. Picture rail. Radiator.

#### SITTING ROOM

##### **16'2" x 14'4" (4.93m x 4.37m)**

Inglenook with opaque PVCu double glazed windows to the front and rear. Period style coal effect living flame gas fire set upon a polished granite hearth. PVCu double glazed bay with French window to the rear. Natural wood flooring. Radiator.

#### LIVING/DINING KITCHEN

##### **21'2" x 17'1" (6.45m x 5.21m)**

Fitted with Shaker style wall and base units beneath polished granite work-surfaces and ceramic Belfast sink with mixer tap and tiled splash-back. Recess for a range cooker, American style fridge/freezer, dishwasher and wine/drinks cooler. Ample space for seating and a dining suite. PVCu double glazed French window to the rear set within matching side-screens. PVCu double glazed windows to the side and rear. Tiled floor. Velux window. Covered radiator. Period style vertical radiator.



## UTILITY ROOM

8'11" x 7'8" (2.72m x 2.34m)

Shaker style wall and base units beneath wood effect heat resistant work-surfaces/up-stands and composite drainer sink with mixer tap. Recess for a fridge, automatic washing machine and tumble dryer. Opaque PVCu double glazed window to the front. Velux window. Tiled floor. Recessed LED lighting. Extractor fan. Period style radiator.

## SHOWER ROOM/WC

7'8" x 4'6" (2.34m x 1.37m)

White/matt black pedestal wash basin. White/chrome low-level WC. Walk-in shower beyond a glass screen with matt black thermostatic rain shower and controls. All set within tiled surrounds. Tiled floor. Recessed LED lighting. Contemporary matt black vertical radiator.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Access to the partially boarded loft space with light supply via a folding ladder.

### BEDROOM ONE

16'3" x 11' (4.95m x 3.35m)

Fitted with a six door range of wardrobes containing hanging rails and shelving and matching drawers. PVCu double glazed window to the rear. Natural wood flooring. Picture rail. Radiator.

### BEDROOM TWO

14'9" x 11' (4.50m x 3.35m)

Fitted with a five door range of wardrobes containing hanging rails with cupboards above and matching drawers. Natural wood desk with matching shelving above. PVCu double glazed bay window to the front. Picture rail. Radiator.

### BEDROOM THREE

8'9" x 8'2" (2.67m x 2.49m)

PVCu oriel bay window to the front. Coved cornice. Radiator.

### BATHROOM/WC

10'6" x 8'9" (3.20m x 2.67m)

Fitted with a white/chrome suite comprising freestanding oval bath with floor standing mixer/shower tap, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Tiled enclosure with thermostatic shower. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed windows to the side and rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Off road parking and westerly facing landscaped rear gardens.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

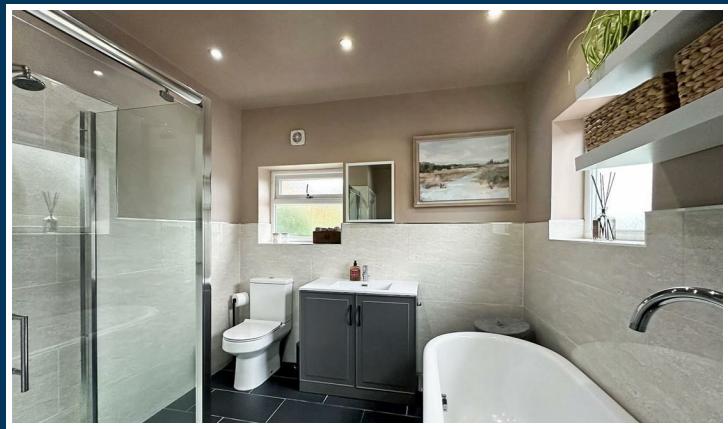
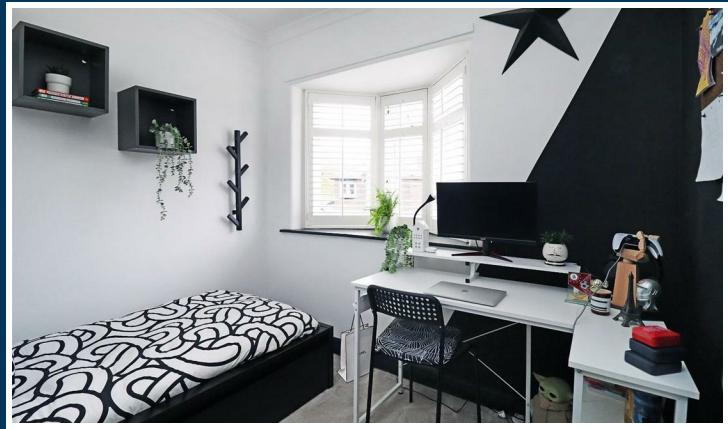
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

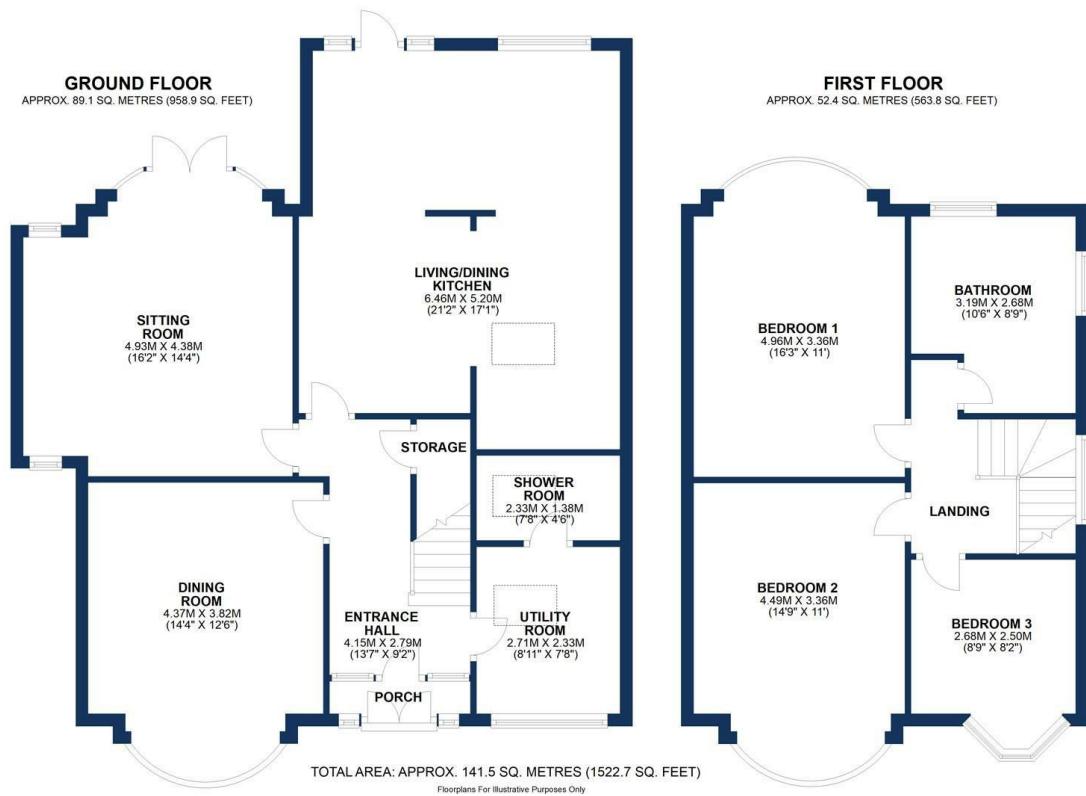
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## NOTE

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



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