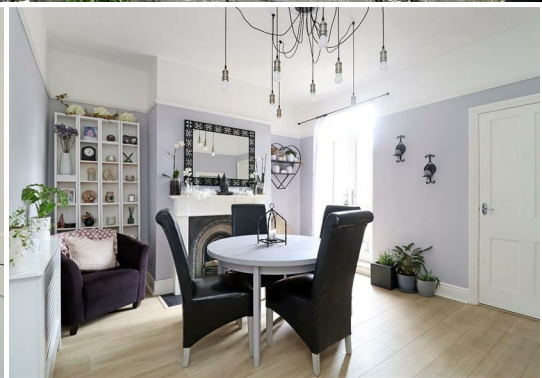




9 NEWSTEAD TERRACE | TIMPERLEY

£375,000

An immaculate period terrace property in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises entrance hallway, front sitting room with exposed brick fireplace, rear dining room with doors onto the rear gardens, fitted kitchen, two excellent double bedrooms and modern bathroom/WC. Gravelled courtyard gardens to the front plus patio seating area to the rear with gated access then leading onto lawned gardens which benefit from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6JS

DESCRIPTION

This attractive period terrace property forms part of a highly favoured location within easy reach of Timperley village centre, Navigation Road and Timperley Metrolink stations and within Altrincham town centre a little further distant. The property has the added benefit of lying within the catchment area of highly regarded primary and secondary schools and with Wellington School within walking distance.

The accommodation is superbly proportioned and beautifully presented throughout and features a sitting room to the front with separate dining room to the rear with French doors leading onto the rear seating area with attractive lawned gardens beyond. The ground floor accommodation is completed by the fitted kitchen with white units. To the first floor there are two double bedrooms and modern bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property there is a courtyard garden whilst to the rear and accessed via the dining room there is a patio seating area with gated access leading onto the lawned gardens. The rear gardens benefit from a Southerly aspect to enjoy the sun all day.

A superb individual property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Dado rail. Radiator. Stairs to first floor. Laminate wood flooring.

SITTING ROOM

11'11" x 11'4" (3.63 x 3.45)

With a focal point of a raised exposed brick fireplace with slate hearth. Ceiling cornice. PVCu double glazed window to the front. Television aerial point. Telephone point. Laminate wood flooring. Radiator.

DINING ROOM

12'3" x 11'11" (3.73 x 3.63)

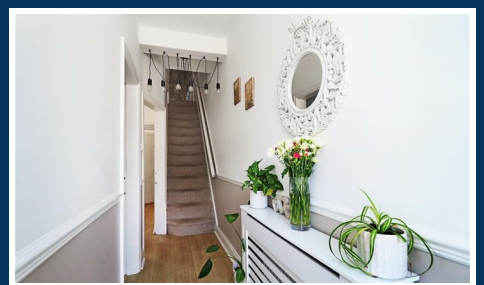
With PVCu double glazed French doors leading onto the rear gardens. Laminate wood flooring. Picture rail. Under stairs storage area.

KITCHEN

8'2" x 7'11" (2.49 x 2.41)

Fitted with a range of solid wood wall and base units with natural woodwork surfaces over incorporating an enamel Belfast style sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. Cupboard housing combination gas central heating boiler. PVCu double glazed window to the side. Tiled floor. Tiled splash back.

FIRST FLOOR



LANDING

Loft access hatch with pull down aluminium ladder providing access to the fully boarded loft space. Dado rail.

BEDROOM ONE

15'1" x 12'0" (4.60 x 3.66)

With two PVCu double glazed windows to the front. Radiator.

BEDROOM TWO

11'10" x 10'5" (3.61 x 3.18)

PVCu double glazed window overlooking the rear gardens. Fitted wardrobes. Radiator.

BATHROOM

8'2" x 7'11" (2.49 x 2.41)

Fitted with a white suite with chrome fittings comprising panelled bath, corner tiled shower cubicle, WC and wash hand basin. Tiled walls and floor. Chrome heated towel rail. Opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property there is a gravelled courtyard garden. To the rear and accessed via the dining room there is a patio seating area with gated access leading onto the lawned gardens all benefitting from a southerly aspect to enjoy the sun all day.

There is also the added benefit of an external outhouse with light, power and water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

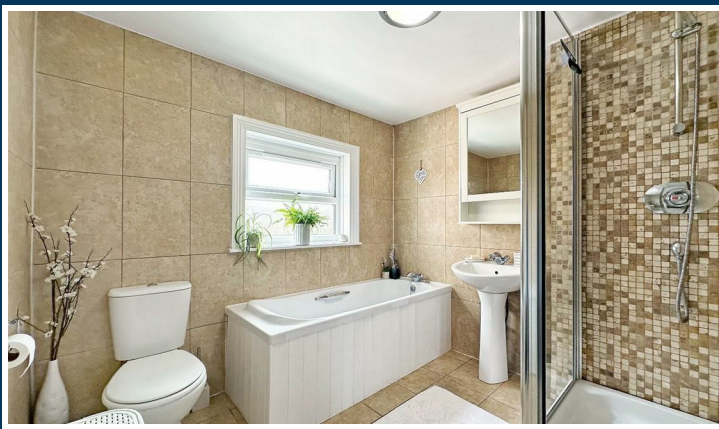
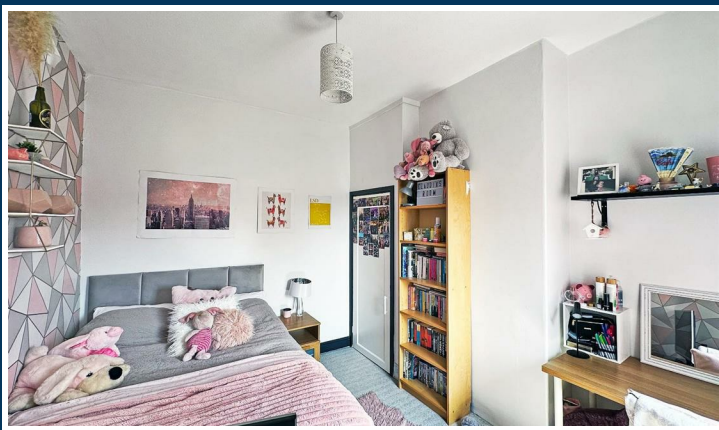
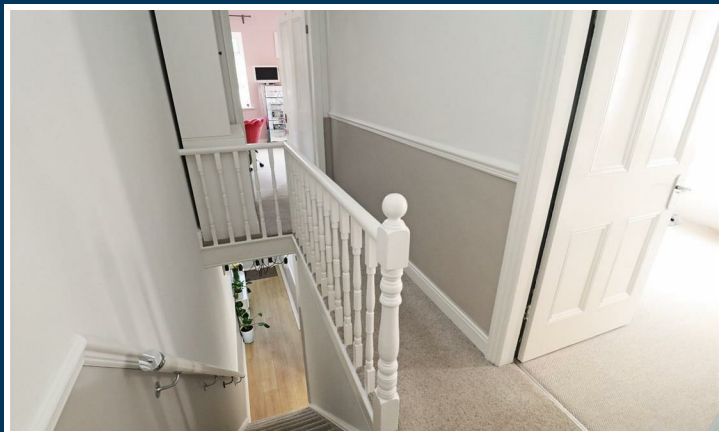
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TENURE

We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

NOTE

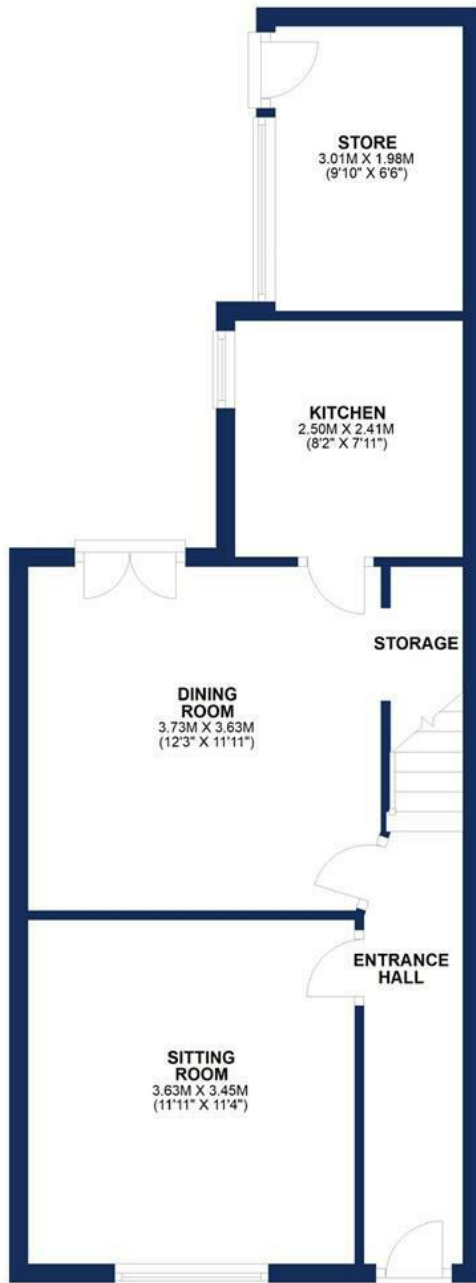
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

GROUND FLOOR

APPROX. 46.2 SQ. METRES (497.8 SQ. FEET)



FIRST FLOOR

APPROX. 40.1 SQ. METRES (431.4 SQ. FEET)



TOTAL AREA: APPROX. 86.3 SQ. METRES (929.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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