



## 15 THORLEY DRIVE | TIMPERLEY

**£450,000**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned semi detached family home in need of modernisation but ripe for extension subject to the relevant permissions being obtained. An exciting opportunity to remodel to individual taste. The existing accommodation briefly comprises entrance hall, bay fronted dining room, rear sitting room with access to the rear gardens and also the adjacent kitchen, three excellent bedrooms and bathroom with separate WC. Off road parking within the driveway which leads to the detached garage and has adjacent gardens to the front whilst to the rear there are extensive gardens laid mainly to lawn with hedge and fence borders and all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 7AP

## DESCRIPTION

This superbly proportioned semi detached family home is nestled in this quiet cul de sac towards the head within easy reach of Timperley village centre and Altrincham town centre.

The accommodation is in need of modernisation throughout but represents an exciting opportunity for any prospective purchaser to remodel to individual taste and extend subject to the relevant permissions being obtained.

The existing accommodation is approached via the welcoming entrance hall which has an understairs storage cupboard and provides access onto the bay fronted dining room. Towards the rear of the property there is a separate sitting room overlooking the south facing rear gardens and with door providing access to the gardens. The ground floor accommodation is completed by the kitchen with door to the rear.

To the first floor the bedrooms are a particular feature being well proportioned and serviced by the bathroom with separate WC.

Externally the driveway to the front of the property provides off road parking and access to the detached garage and also benefits from an adjacent garden.

The rear gardens are extensive and private and benefit from a southerly aspect to enjoy the sun all day.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and with easy access to the surrounding network of motorways. As previously mentioned Timperley village centre and Altrincham town centre are close by with the Metrolink providing a commuter service into Manchester.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glass panelled front door. Spindle balustrade staircase. Under stairs storage cupboard with opaque PVCu double glazed window to the side. Dado rail. Radiator.

#### DINING ROOM

**14'11 x 11'8 (4.55m x 3.56m)**

PVCu double glazed bay window to the front. Radiator. Ceiling cornice. Television aerial point.

#### SITTING ROOM

**13'5 x 11'2 (4.09m x 3.40m)**

Two PVCu double glazed windows to the side. Sliding PVCu double glazed doors to the rear garden. Tiled fireplace. Television aerial point. Telephone point. Access to:

#### KITCHEN

**11'8 x 6'11 (3.56m x 2.11m)**

Sink unit with double drainer with storage beneath. Wall mounted units. Door to the rear. Space for appliances.

### FIRST FLOOR

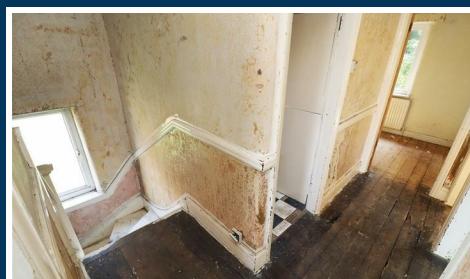
#### LANDING

Opaque PVCu double glazed window to the side. Dado rail.

#### BEDROOM I

**12'5 x 11'8 (3.78m x 3.56m)**

PVCu double glazed bay window to the front. Radiator. Picture rail.



## BEDROOM 2

11'8 x 9'5 (3.56m x 2.87m)

PVCu double glazed window to the rear. Radiator.



## BEDROOM 3

11'2 x 7'8 (3.40m x 2.34m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

7'9 x 5'5 (2.36m x 1.65m)

With bath and wash hand basin. Airing cupboard housing hot water cylinder. Radiator. Opaque PVCu double glazed window to the side.



## SEPARATE WC

WC and opaque PVCu double glazed window to the front.

## OUTSIDE

To the front of the property the tarmac drive provides off road parking and benefits from an adjacent lawned garden and has mature hedge and fence borders and provides access to the detached garage.

The gardens to the rear are a particular feature being laid to lawn with hedge borders providing a high degree of privacy and a southerly aspect to enjoy the sun all day.



## 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.

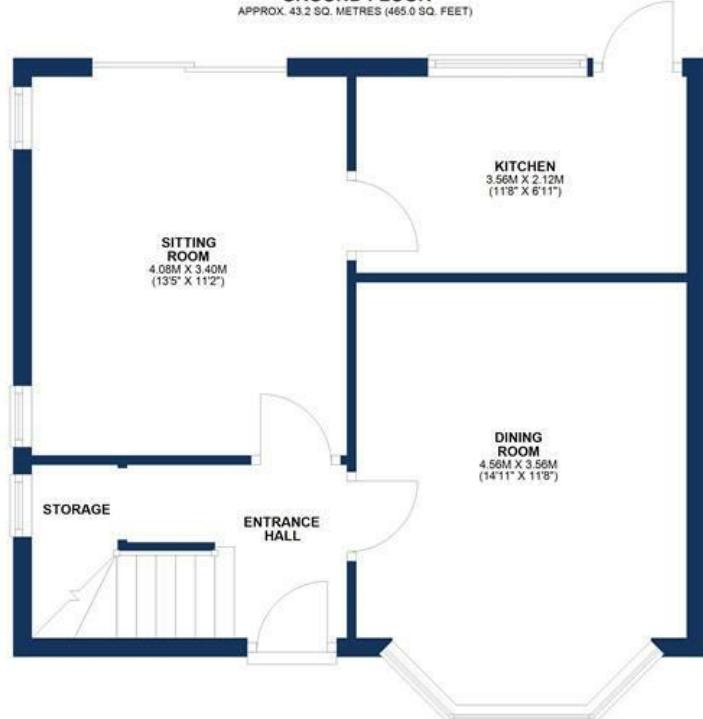
## NOTE

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

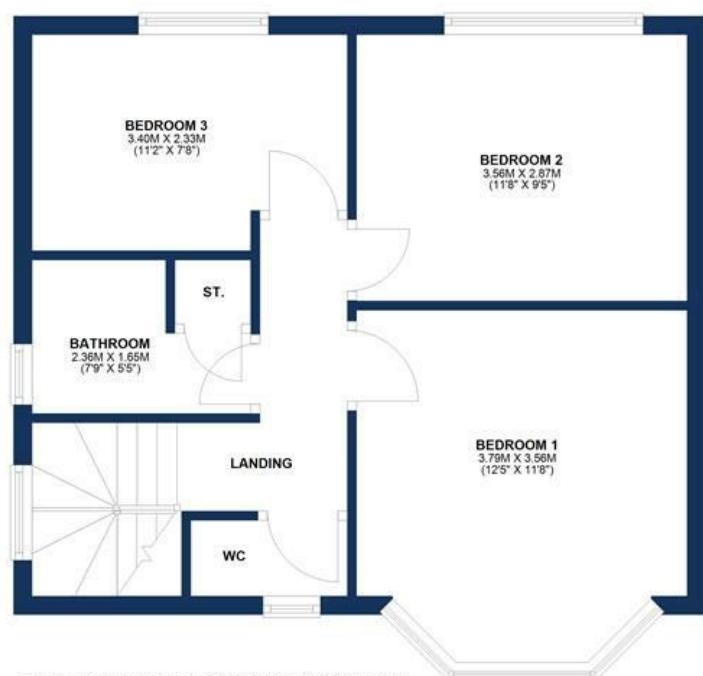


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.

**GROUND FLOOR**  
APPROX. 43.2 SQ. METRES (465.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.2 SQ. METRES (465.0 SQ. FEET)



TOTAL AREA: APPROX. 86.4 SQ. METRES (930.0 SQ. FEET)

Floorplan for illustrative purposes only



**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