



5 WHALLEY CLOSE | TIMPERLEY

£425,000

A superbly proportioned semi detached family home in an ideal location within walking distance of Timperley Metrolink station and local shops on Park Road and with accommodation that needs to be seen to be appreciated. The accommodation briefly comprises recessed porch, entrance hall, front sitting room opening onto a rear dining room, fitted kitchen which opens onto a large living room to the rear with double doors leading onto the attractive private rear gardens, three bedrooms to the first floor serviced by the family bathroom/WC. Off road parking within the driveway with adjacent lawned gardens and gated access to the side leading to the detached garage. The gardens to the rear incorporate patio seating area with delightful lawns beyond with a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6TP

DESCRIPTION

A superbly proportioned semi detached family home occupying an enviable position within easy walking distance of Timperley Metrolink station providing a commuter service into Manchester. The property is also well placed being in the catchment area of highly regarded primary and secondary schools and also within easy reach of local shops on Park Road.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room. From the sitting room is an opening onto a separate dining room which has double doors leading onto the impressive extended living room with adequate footings to support a second floor should any prospective purchaser wish to extend. The ground floor accommodation is completed by the kitchen fitted with a range of light wood wall and base units and with access to the rear living room and also onto the side driveway.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the flagged driveway provides off road parking and there are adjacent lawned gardens with well stocked flowerbeds and gated access continues to the side. Towards the rear is a detached garage. The gardens incorporate patio and gravelled seating areas with superb lawns beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun and there are also external power and water points.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled PVCu double glazed front door with opaque PVCu double glazed window to the side. Laminate flooring. Stairs to first floor. Telephone point. Radiator.

SITTING ROOM

14'1" x 11'8" (4.29m x 3.56m)

PVCu double glazed bay window to the front. Radiator. Focal point of a gas fire set upon a marble effect hearth and with back boiler. Television aerial point. Opening to:

DINING ROOM

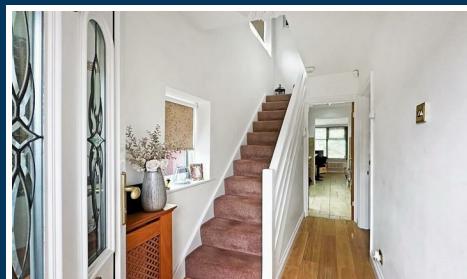
9'9" x 8'11" (2.97m x 2.72m)

Ample space for dining suite. Radiator. Glass panelled doors provide access to the living room.

KITCHEN

8'11" x 7'3" (2.72m x 2.21m)

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker and plumbing for washing machine. Integrated fridge freezer. Tiled splashback. PVCu double glazed window to the side. Recessed low voltage lighting. Tiled floor. Understairs storage cupboard. Access to the side driveway and also to the:



LIVING ROOM

15'2" x 9'2" (4.57m x 2.79m)

A superb addition to the property with ample space for living and dining suites and PVCu double glazed double doors provide access to the rear garden. Tiled floor. Recessed low voltage lighting. Three radiators. Ample footings should any prospective purchaser wish to add a second floor subject to the relevant permissions being obtained.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Airing cupboard housing hot water cylinder.

BEDROOM 1

14'11" x 11'6" (4.55m x 3.51m)

PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Laminate flooring. Radiator.

BEDROOM 2

9'9" x 9'0" (2.97m x 2.74m)

PVCu double glazed window overlooking the rear garden. Radiator. Loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 3

8'11" x 7'3" (2.72m x 2.21m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

Fitted with a suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Chrome heated towel rail. Half tiled walls. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. Gated access to the side.

Towards the rear is a detached garage. The gardens incorporate patio and gravelled seating areas with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens have a high degree of privacy and a westerly aspect to enjoy the afternoon and evening sun. External water and power point.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

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

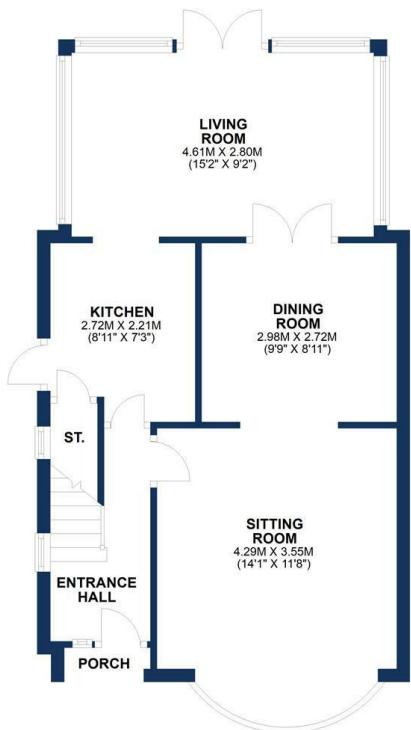
NOTE

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. 48.1 SQ. METRES (517.8 SQ. FEET)



TOTAL AREA: APPROX. 82.9 SQ. METRES (892.3 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 34.8 SQ. METRES (374.5 SQ. FEET)



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