



## 10 CHURCHSTOKE WALK | MANCHESTER

£250,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and beautifully presented semi detached family home where viewing is highly recommended to appreciate the accommodation on offer. The accommodation briefly comprises entrance hall with plenty of storage, cloakroom/WC, fitted kitchen with a comprehensive range of light wood units, full width open plan sitting/dining room with two sets of sliding doors onto the attractive rear gardens, three bedrooms serviced by the modern family bathroom/WC. To the front of the property is a gated courtyard garden whilst to the rear is a flagged footpath with gate to the parking area flanked by delightful lawned gardens. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.



**POSTCODE: M23 9AD**

## DESCRIPTION

A superbly proportioned semi detached family home which is beautifully presented throughout and needs to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall which features three large storage cupboards and access to the cloakroom/WC. Off the hallway is access to the full width sitting/dining room with two sets of sliding doors leading onto the westerly facing rear garden. From the dining room there is access to the kitchen positioned to the front of the property and fitted with a comprehensive range of light wood units and with space for all appliances. To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is a gated courtyard garden to the front whilst to the rear is a flagged footpath with gates leading onto the parking area at the rear and is flanked by delightful lawned gardens. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being approximately 1 mile from the shopping centre of Timperley village. There are excellent transport service into the market town of Altrincham and is ideally positioned for the surrounding network of motorways, Wythenshawe Hospital and the Metrolink station providing a commuter service into Manchester.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Three storage cupboards. Telephone point. Stairs to first floor.

#### FULL WIDTH SITTING/DINING ROOM COMPRISING

**21'4" x 11'5" (6.50m x 3.48m)**

#### LIVING AREA

PVCu double glazed sliding doors to the rear garden. Television aerial point. Radiator. Dado rail.

#### DINING AREA

PVCu double glazed sliding doors to the rear garden. Radiator. Dado rail. Laminate flooring.

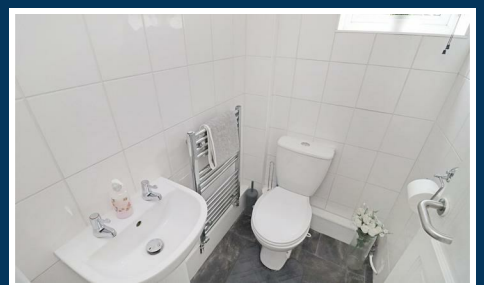
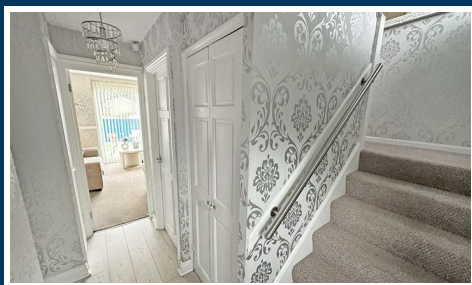
#### KITCHEN

**13'2" x 7'5" (4.01m x 2.26m)**

Fitted with a comprehensive range of light wood wall and base units with contrasting work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. Tiled walls. Recessed low voltage lighting. Radiator. PVCu double glazed window to the front. Stainless steel extractor hood.

#### CLOAKROOM

With WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the front. Storage cupboard. Airing cupboard housing combination gas central heating boiler.

### BEDROOM 1

15'4" x 8'7" (4.67m x 2.62m)

PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Dado rail and ceiling cornice. Television aerial point. Radiator.

### BEDROOM 2

15'5" x 7'2" (4.70m x 2.18m)

PVCu double glazed window to the rear. Radiator. Television aerial point.

### BEDROOM 3

12'11" x 5'4" (3.94m x 1.63m)

PVCu double glazed window to the rear. Laminate flooring. Radiator. Dado rail. Ceiling cornice. Loft access hatch.

### BATHROOM

8'2" x 5'7" (2.49m x 1.70m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, tiled shower enclosure, WC and vanity wash basin. Chrome heated towel rail. Tiled walls. Opaque PVCu double glazed window to the front. Recessed low voltage lighting.

### OUTSIDE

To the front of the property is a gated courtyard garden whilst to the rear and accessed via the full width sitting/dining area the rear gardens incorporate a flagged footpath with gated access to the carpark all flanked by delightful lawned gardens benefitting from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

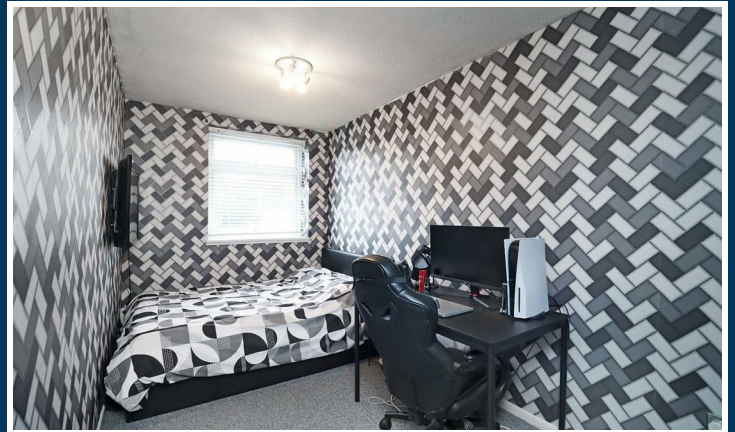
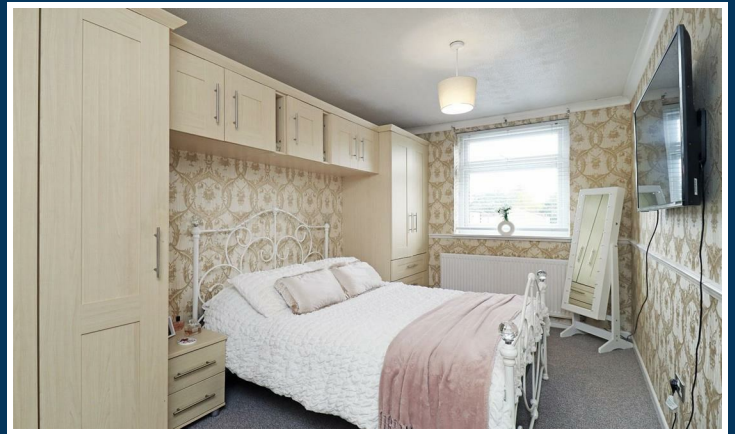
Manchester Band "A"

### 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.

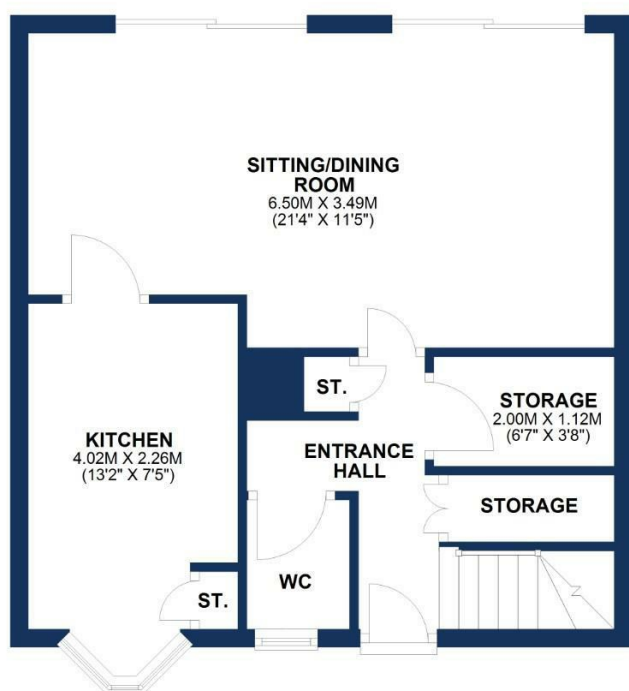


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## GROUND FLOOR

APPROX. 43.1 SQ. METRES (463.5 SQ. FEET)



## FIRST FLOOR

APPROX. 43.0 SQ. METRES (462.8 SQ. FEET)



TOTAL AREA: APPROX. 86.1 SQ. METRES (926.3 SQ. FEET)

Floorplan for illustrative purposes only



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