



## 64 SHAFTESBURY AVENUE | TIMPERLEY

**£475,000**

A superbly presented and generously proportioned semi detached bungalow with secluded southerly facing rear gardens. The accommodation briefly comprises enclosed porch, entrance hall with storage cupboard, sitting room with doors onto the rear gardens plus adjacent dining room with fitted kitchen off, three bedrooms and bathroom/WC. Ample off road parking within the driveway which also provides access to the side car port and garage. Lawned gardens to the front whilst to the rear is a patio seating area with extensive lawned gardens beyond with well stocked flowerbeds enjoying a high degree of privacy. Viewing is essential to appreciate the standard and proportions of accommodation on offer.

POSTCODE: WA15 7NW

## DESCRIPTION

The property is set well back from the carriageway with the immediate vicinity comprising of a variety of bungalows standing within mature grounds all of which combine to create an attractive setting. The area is well placed for access to local transport links including the surrounding network of motorways and Manchester International Airport. Timperley village is less than 1/2 mile distant to the North and the more comprehensive shopping centre of Altrincham is approximately 1 mile to the West.

This semi detached bungalow provides spacious and well balanced accommodation presented to a high standard. The enclosed porch leads onto the entrance hall with fitted storage cupboard and to the rear of the property is a dining room which leads onto the fitted kitchen towards the rear which has access to the side car port. Adjacent to the dining room is a separate sitting room with sliding doors leading onto the Southerly facing rear gardens. Towards the front of the property there are three bedrooms serviced by the bathroom/WC.

Externally to the front of the property the driveway provides off road parking and benefits from adjacent lawned gardens and continues to the car port with garage beyond. The rear gardens are a particular feature incorporating a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and with a high degree of privacy. The rear gardens also benefit from a Southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Lead effect PVCu double glazed front door.

#### ENTRANCE HALL

Lead and stained effect PVCu front door with matching opaque side screen. Natural wood flooring. Ceiling cornice. Radiator. Cloaks cupboard. Loft access hatch with pull down ladder to loft space.

#### SITTING ROOM

**14'6" x 12'2" (4.42m x 3.71m)**

With a focal point of a raised living flame gas fire with marble effect insert and hearth. Ceiling cornice. Radiator. Television aerial point. Sliding PVCu double glazed doors provide access to the South facing rear gardens.

#### DINING ROOM

**11'1" x 9'6" (3.38m x 2.90m)**

With lead effect PVCu double glazed window to the side. Radiator. Telephone point. Archway to sitting room and access to:

#### KITCHEN

**9'5" x 9'3" (2.87m x 2.82m)**

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Cupboard housing combination Worcester gas central heating boiler approximately 3 years old. Natural wood flooring. Lead effect PVCu double glazed window to the rear. PVCu double glazed door provides access to the car port. Radiator. Tiled splashback. Ceiling cornice.



## BEDROOM 1

**14'9" x 10'4" (4.50m x 3.15m)**

With fitted wardrobes and overhead cupboards. Lead effect PVCu double glazed window to the front. Radiator. Television aerial point.

## BEDROOM 2

**10'10" x 9'3" (3.30m x 2.82m)**

With fitted wardrobes and overhead cupboards. Lead effect PVCu double glazed window to the front. Radiator. Television aerial point.

## BEDROOM 3

**9'3" x 7'5" (2.82m x 2.26m)**

With fitted wardrobes and dressing table. Lead effect PVCu double glazed window to the side. Radiator.



## BATHROOM

**7'9" x 6'0" (2.36m x 1.83m)**

With a suite comprising large shower enclosure, vanity wash basin and WC. Opaque lead effect PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Radiator. Part tiled walls.



## OUTSIDE

### GARAGE

**26'1" x 9'9" (7.95m x 2.97m)**

With remote up and over door. Door to the side and window to the rear. Light and power.

To the front of the property the drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. The driveway continues to the side leading to the car port with garage beyond.

Immediately to the rear and accessed via the sitting room is a patio seating area with delightful lawned gardens beyond laid mainly to lawn with well stocked flowerbeds and with a high degree of privacy. The rear gardens also benefit from 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

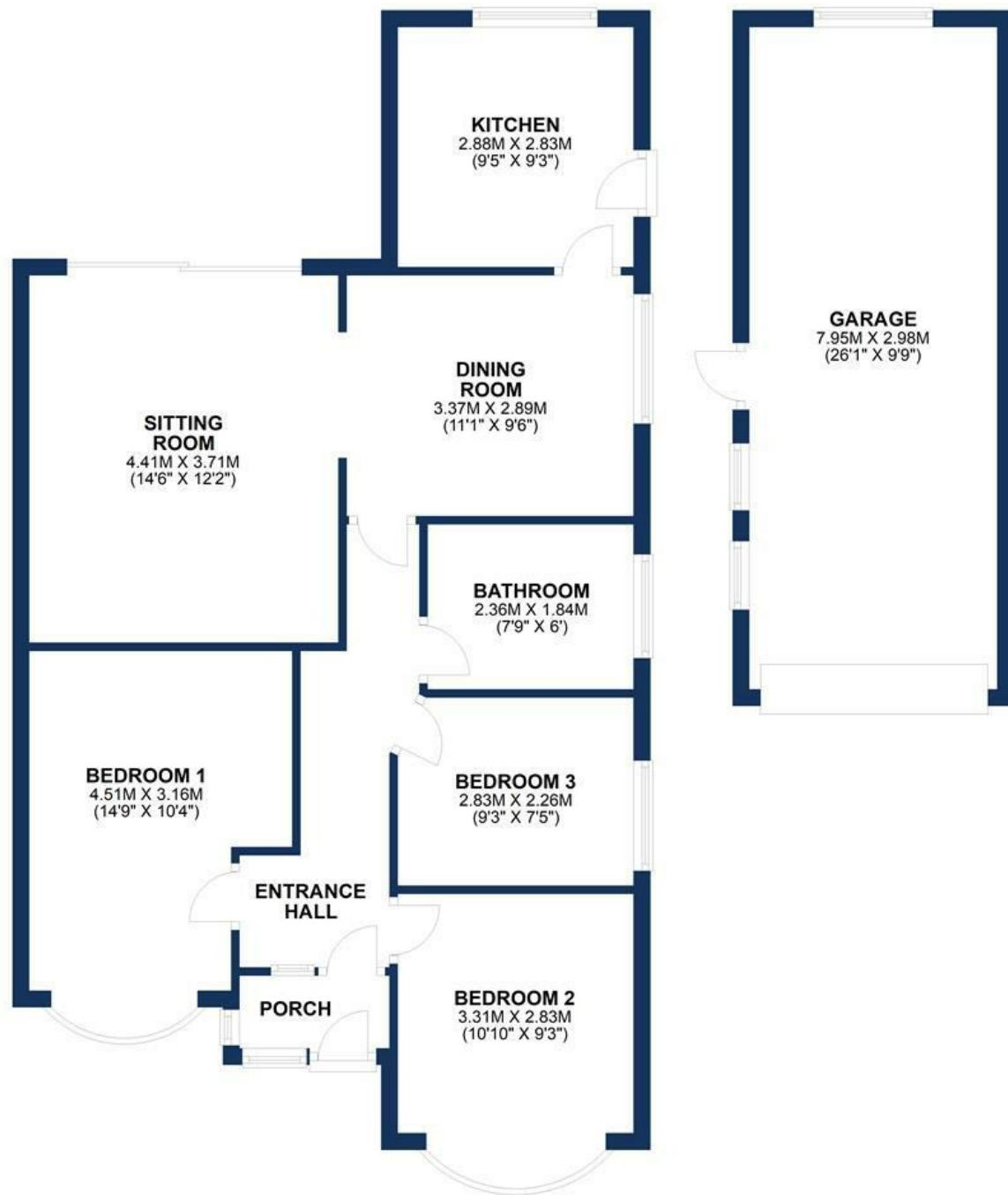
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 101.2 SQ. METRES (1089.2 SQ. FEET)



**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