



**17 ESKDALE COURT ESKDALE DRIVE | TIMPERLEY**

**£195,000**

A superbly proportioned and ideally positioned second floor apartment within walking distance of Timperley village. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, sitting/dining room overlooking the communal gardens, separate fitted kitchen, two bedrooms and bathroom/WC. Garage and residents parking. Underfloor heating throughout. Gated communal gardens. Viewing is essential to appreciate the accommodation on offer and also the position of the development.

POSTCODE: WA15 7XU

## DESCRIPTION

Situated in a cul de sac in a highly convenient location within walking distance of Timperley village centre and with easy access to the surrounding network of motorways. The property is also well placed being in the catchment area of highly regarded primary and secondary schools and with Wythenshawe Hospital nearby.

The accommodation is approached via a secure communal entrance hall with stairs to all floors. This apartment is positioned on the second floor and the private entrance hall and entrance vestibule provides a fitted storage cupboard and access to all rooms. There is large open plan sitting/dining room with doors leading onto the adjacent fitted kitchen. There are two well proportioned bedrooms both benefitting from fitted wardrobes and the accommodation is completed by the bathroom/WC. The property also has the added benefit of underfloor heating.

Externally there is residents parking and the apartment benefits from a single garage. There is gated communal gardens to the side and rear.

A superbly proportioned apartment in an ideal location and an appointment is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

secure entry system. Stairs to upper floors.

### SECOND FLOOR

#### PRIVATE ENTRANCE VESTIBULE

With leaded and stained glass panelled hardwood front door. Dado rail. Glass panelled door to:

#### ENTRANCE HALL

With phone entry system. Storage cupboard. Dado rail. Loft access hatch.

#### SITTING/DINING ROOM

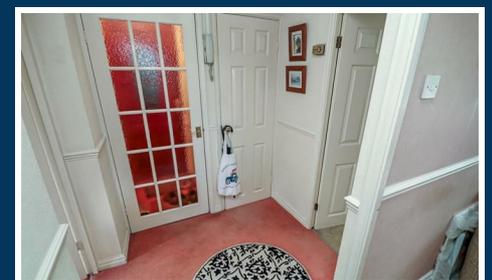
**15'2" x 12'0" (4.62m x 3.66m)**

With ample space for living and dining suites. PVCu double glazed window overlooking the communal gardens. Television aerial point. Telephone point. Ceiling cornice. Dado rail.

#### KITCHEN

**9'6" x 8'5" (2.90m x 2.57m)**

Fitted with a range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. PVCu double glazed window to the rear. Tiled splashback. Tiled floor.



## BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

With fitted wardrobes plus overhead cupboards, dressing table and bedside cabinets. PVCu double glazed window to the front. Dado rail. Ceiling cornice.

## BEDROOM 2

10'1" x 7'11" (3.07m x 2.41m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the front. Ceiling cornice.

## BATHROOM

8'5" x 6'0" (2.57m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Airing cupboard housing hot water cylinder. Opaque PVCu double glazed window to the side. Tiled floor. Half tiled walls. Recessed low voltage lighting. Ceiling cornice.

## OUTSIDE

Externally there is residents parking and the apartment benefits from a single garage. Gated communal gardens.

## SERVICES

Mains electric, water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "B"

## TENURE

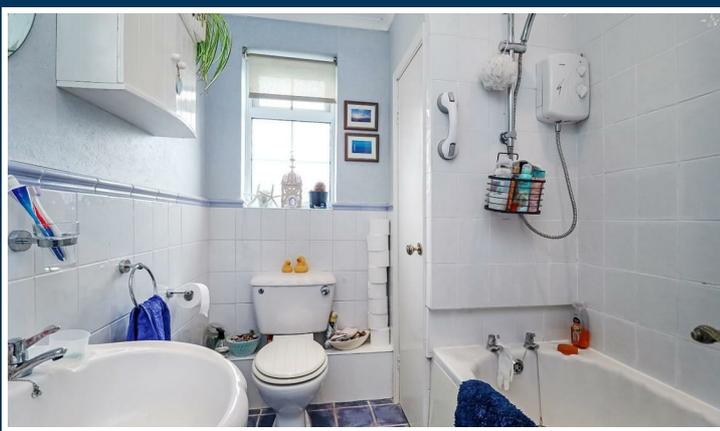
We are informed the property is held on a Leasehold basis for the residue of a 99 year term commencing 20/06/1986. This should be verified by your Solicitor.

## SERVICE CHARGE

The service charge is currently approximately £120.00 per calendar month and includes buildings insurance and ground rent.

## NOTE

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



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## SECOND FLOOR

APPROX. 56.8 SQ. METRES (611.0 SQ. FEET)



TOTAL AREA: APPROX. 56.8 SQ. METRES (611.0 SQ. FEET)

Floorplan for illustrative purposes only



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