



2 DRAYTON GROVE | TIMPERLEY

£795,000

*****NO ONWARD CHAIN***** A superbly presented detached family home in an ideal cul de sac location which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, bay fronted dining room whilst to the rear is a separate living room with doors onto the rear gardens, fitted breakfast kitchen with adjacent utility room leading onto the sitting room and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are four well proportioned bedrooms serviced by the bathroom/WC. Externally the property occupies a corner plot with gardens to three sides and the driveway provides off road parking. Viewing is highly recommended.

POSTCODE: WA15 7PZ

DESCRIPTION

A superbly presented detached family home nestled within this quiet yet convenient cul de sac where viewing is essential to appreciate the standard of accommodation on offer.

The accommodation is approached via a welcoming entrance hall which provides access onto a bay fronted dining room whilst to the rear is a large sitting room over 20' in length and with double doors leading onto the attractive rear gardens. There is a fitted kitchen with a comprehensive range of units and with space for table and chairs and opening onto a separate utility room. Adjacent to the utility room is a useful sitting room or study with bay window to the side. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are four well proportioned bedrooms the principal benefitting from fitted wardrobes and dressing table. All bedrooms are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property there is pedestrian access flanked by lawned gardens and hedge borders which continue to either side. Towards the side the driveway also provides off road parking whilst to the rear the gardens are laid mainly to lawn with an adjacent decked seating area accessed via the living room. The rear gardens 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 within easy reach of local shops of Shaftesbury Avenue and with Timperley village and Altrincham town centre a little further distant. The property also lies within walking distance of Altrincham Municipal Golf Course.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

15'2" x 7'5" (4.62m x 2.26m)

With composite front door. PVCu double glazed window to the side. Triangular opaque window to the front. Radiator. Stripped floorboards. Spindle balustrade staircase to first floor. Telephone point.

DINING ROOM

15'3" x 12'4" (4.65m x 3.76m)

With PVCu double glazed bay window to the front. PVCu double glazed window to the side. Stripped floorboards. Living flame gas fire with tiled insert and timber surround and granite hearth. Radiator. Ceiling cornice.

LIVING ROOM

20'7" x 12'4" (6.27m x 3.76m)

With a focal point of a living flame gas fire with granite hearth. Natural wood flooring. Two double glazed windows to the side plus doors providing access to the decked seating area with south facing lawns beyond. Television aerial point. Radiator.

BREAKFAST KITCHEN

15'5" x 12'3" (4.70m x 3.73m)

With a comprehensive range of wood wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for oven, fridge and freezer. Integrated dishwasher. Stainless steel extractor hood. PVCu double glazed windows to the front and side. Tiled splashback. Tiled floor. Recessed low voltage lighting. Radiator. Space for table and chairs.

UTILITY

10'3" x 6'5" (3.12m x 1.96m)

With a range of white wall and base units with natural wood work surface. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Cupboard housing combination gas central heating boiler.



SITTING ROOM

10'3" x 10'0" (3.12m x 3.05m)

A versatile room which could also be used as a playroom or study and with PVCu double glazed window to the side. Radiator.

CLOAKROOM

With WC and vanity wash basin. Tiled splashback. Radiator.

FIRST FLOOR

LANDING

PVCu double glazed window to the side.

BEDROOM 1

15'8" x 12'4" (4.78m x 3.76m)

With fitted wardrobes and dressing table. PVCu double glazed bay window to the front and PVCu double glazed window to the side. Radiator.

BEDROOM 2

13'0" x 12'4" (3.96m x 3.76m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 3

12'3" x 8'9" (3.73m x 2.67m)

PVCu double glazed window to the front and side. Radiator.

BEDROOM 4

7'7" x 7'6" (2.31m x 2.29m)

Two PVCu double glazed window to the front. Radiator.

BATHROOM

8'3" x 7'0" (2.51m x 2.13m)

Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower enclosure, pedestal wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Loft access hatch.

OUTSIDE

To the front of the property there is pedestrian access flanked by lawned gardens with hedge borders which continue to both sides. To the side the driveway provides off road parking and there is gated access to the rear gardens which incorporate a decked seating area accessed off the living room and with delightful lawned gardens beyond with hedge and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "E"

TENURE

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

NOTE

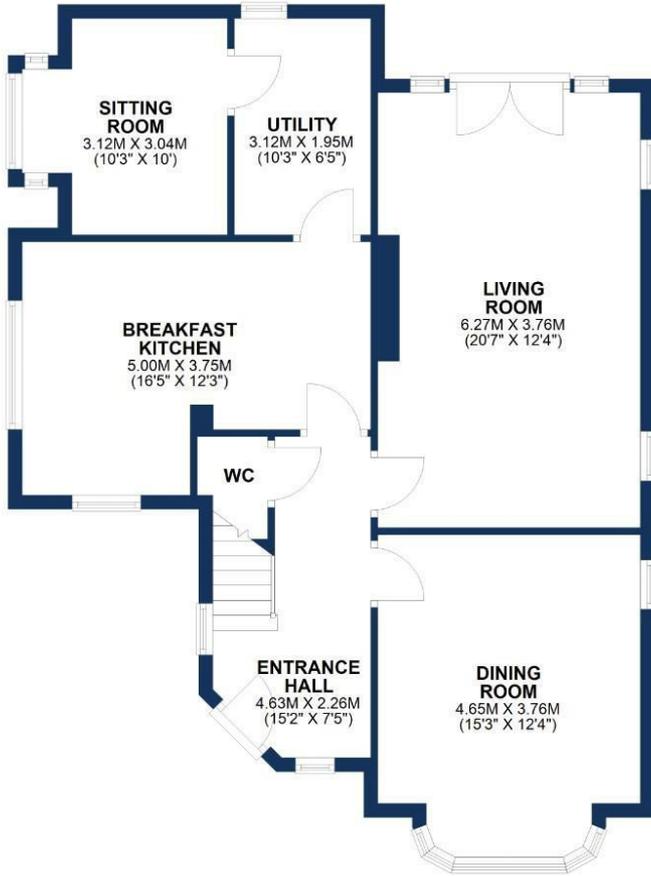
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 82.4 SQ. METRES (886.6 SQ. FEET)



TOTAL AREA: APPROX. 141.8 SQ. METRES (1525.9 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR

APPROX. 59.4 SQ. METRES (639.3 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