



46 DALE GROVE | TIMPERLEY

OFFERS OVER £700,000

NO ONWARD CHAIN This semi detached family home has undergone a recent programme of extension and complete modernisation to create an immaculately appointed family home in a sought after location where viewing is essential to appreciate the standard of accommodation on offer. The accommodation briefly comprises enclosed porch, welcoming entrance hall with adjacent cloakroom/WC and staircase to the first floor, front sitting room and impressive open plan living dining kitchen to the rear complete with central island, integrated appliances and with doors onto the rear gardens plus adjacent separate utility with door to the side. To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further excellent bedrooms serviced by the family bathroom/WC fitted with a contemporary suite. To the front of the property the driveway provides off road parking and to the rear is a patio seating area with superb lawns beyond benefitting from a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6JY

DESCRIPTION

A traditional semi detached family home that has been extended and re-modelled to provide superb living accommodation presented to an exceptional standard and needs to be seen to be appreciated.

The accommodation is approached via a newly built enclosed porch leading onto the welcoming entrance hall which provides access to the adjacent cloakroom/WC and with staircase to the first floor and under stairs storage cupboard. Towards the front of the property is a separate sitting room whilst to the rear is an impressive open plan living dining kitchen incorporating a central island and a full range of integrated appliances and with ample space for living and dining suites. Off the kitchen there are doors leading onto the attractive rear gardens incorporating a patio seating area with extensive lawns beyond and enjoying a high degree of privacy. The ground floor accommodation is completed by the separate utility room with door to the side.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary suite with chrome fittings.

Externally to the front of the property the drive provides off road parking. Towards the rear and accessed via the open plan space there is a patio seating area with extensive lawns beyond with fence borders, exterior lighting, external water and power point. The rear gardens also enjoy a high degree of privacy.

The location is ideal being within the catchment area of highly regarded primary and secondary schools in particular with Wellington School close by. The property also lies within easy reach of Navigation Road Metrolink station and with Altrincham town centre a little further distant.

A superb property that simply must be viewed.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. PVCu double glazed side screens.

ENTRANCE HALL

14'4 x 9'8 (4.37m x 2.95m)

PVCu double glazed front door. Laminate flooring. Under stairs storage cupboard. Recessed low voltage lighting. Radiator. Staircase to first floor with modern balustrade.

SITTING ROOM

12'10 x 10'10 (3.91m x 3.30m)

PVCu double glazed bay window to the front. Laminate flooring. Contemporary radiator.

OPEN PLAN LIVING DINING KITCHEN

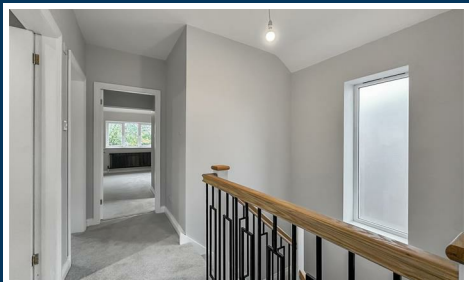
23'6 x 20'6 (7.16m x 6.25m)

Acting as the heart of the home fitted with a comprehensive range of inframe wall and base units with marble effect work surface over incorporating central island which includes a sink unit with brush gold fittings, breakfast bar and dishwasher. Integrated Bosch 5 ring induction hob with oven/grill and combination oven/microwave. Samsung American style fridge freezer. Recessed low voltage lighting. Bi folding doors to the garden. Skylight. Laminate flooring. Ample space for living and dining suites. Two contemporary radiators.

UTILITY

7'1 x 5'11 (2.16m x 1.80m)

With wall and base units. Work surface incorporating sink unit with brush gold fittings. Plumbing and space for washing machine and dryer. Cupboard housing Viessmann combination gas central heating boiler (newly installed). Recessed low voltage lighting. Extractor. PVCu double glazed door to the side. Laminate flooring.



CLOAKROOM

6'3 x 3'0 (1.91m x 0.91m)

With WC and vanity wash basin. Heated towel rail. Opaque PVCu double glazed window to the side. Laminate flooring. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

16'1 x 13'2 (4.90m x 4.01m)

PVCu double glazed window to the rear. Radiator.

EN-SUITE

7'10 x 5'4 (2.39m x 1.63m)

Fitted with a contemporary suite comprising tiled shower cubicle with crittle style screen, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

10'11 x 10'10 (3.33m x 3.30m)

PVCu double glazed bay window to the front. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

10'10 x 8'5 (3.30m x 2.57m)

PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 4

9'4 x 6'8 (2.84m x 2.03m)

PVCu double glazed window to the front. Radiator.

BATHROOM

10'8 x 5'7 (3.25m x 1.70m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

OUTSIDE

To the front of the property the driveway provides off road parking whilst to the rear is a patio seating area with extensive lawns beyond with fence borders, exterior lighting, external water feed and power points. The rear gardens benefit from a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

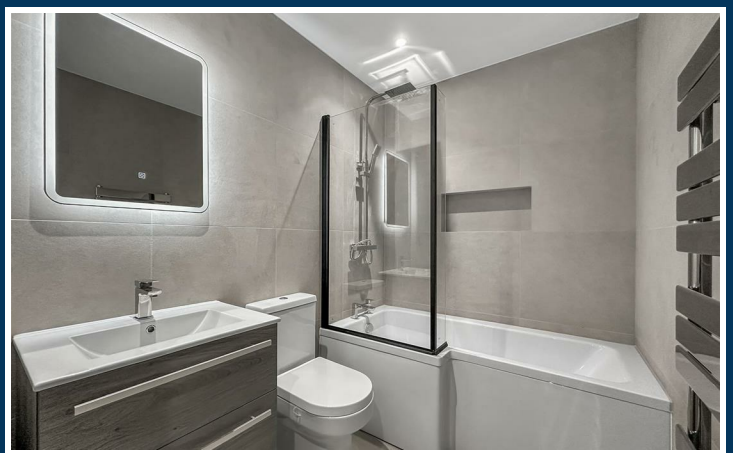
Band "C"

TENURE

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

NOTE

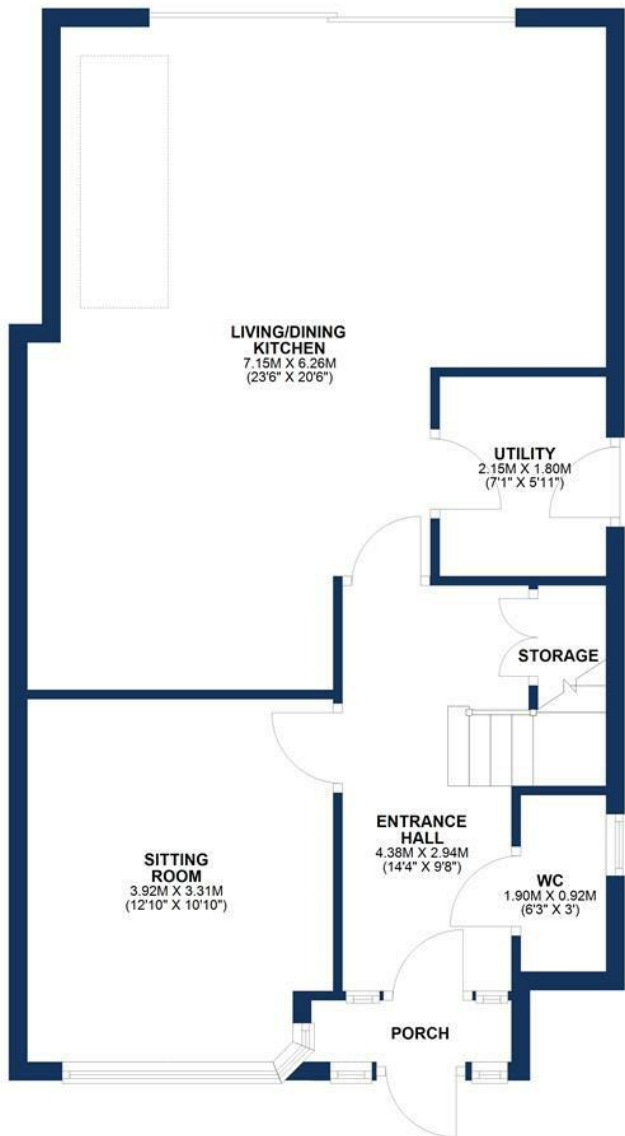
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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.

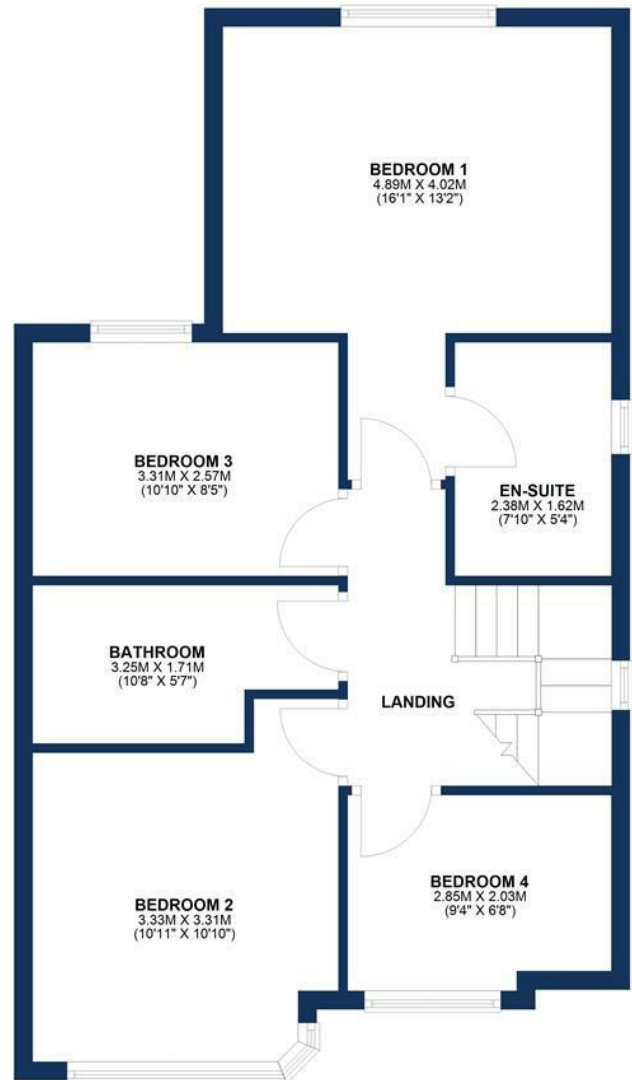
GROUND FLOOR

APPROX. 67.3 SQ. METRES (724.7 SQ. FEET)



FIRST FLOOR

APPROX. 60.0 SQ. METRES (646.3 SQ. FEET)



TOTAL AREA: APPROX. 127.4 SQ. METRES (1371.0 SQ. FEET)

Floorplan for illustrative purposes only



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