IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









2 MALPAS DRIVE | TIMPERLEY

OFFERS OVER £465,000

NO ONWARD CHAIN A well presented and superbly proportioned semi detached family home in an ideal location within easy reach of Timperley Metrolink Station and lying within the catchment area of the highly regarded Park Road Academy Primary School. The accommodation briefly comprises welcoming entrance hall, bay fronted dining room with focal point of a log burning stove whilst to the rear is a separate sitting room with open fireplace, fitted kitchen with doors to the rear gardens and access to an adjacent utility area, three excellent bedrooms serviced by the family bathroom/WC. The property occupies an enviable corner plot and there is ample off road parking accessed via double gates and with adjacent lawned gardens and gated access to the rear where there is an Indian stone patio seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA14 5BH

DESCRIPTION

An excellent opportunity to purchase a beautifully presented semi detached family home which has been extended and occupies an enviable corner plot. The location is ideal being approximately 2 miles from the comprehensive shopping centre of Altrincham and within easy reach of Timperley Metrolink Station which provides a commuter service into Manchester. The area is also well placed for the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools and specifically Park Road Academy School and St Hughs Catholic Primary School.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted dining room with a focal point of a log burning stove. To the rear is a separate dining room with bay window overlooking the gardens and with a focal point of a raised open fireplace within the exposed brick chimney breast. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood wall and base units and with doors to the rear gardens and access to a separate utility area.

To the first floor there are three excellent bedrooms and all are serviced by a family bathroom/WC fitted with a modern white suite with chrome fittings.

To the front of the property the driveway provides ample off road parking and is accessed via double gates and has large adjacent lawned gardens and secure gated access to the rear. To the rear the gardens incorporate an Indian stone patio seating area with delightful lawns beyond.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood glass panelled front door. Circular window to the front. Lead effect PVCu double glazed window to the side. Radiator. Stripped floorboards. Spindle balustrade staircase to first floor. Ceiling cornice.

DINING ROOM

13'10 x 12'6 (4.22m x 3.81m)

PVCu double glazed bay window to the front. Focal point of a log burning stove set on a flagged hearth and within an exposed brick chimney breast. Stripped floorboards. Ceiling cornice. Radiator.

SITTING ROOM

15'6 x 13'1 (4.72m x 3.99m)

With PVCu double glazed bay window to the rear. Focal point of an open fireplace within an exposed brick chimney breast. Stripped floorboards. Radiator. Television aerial point. Telephone point.

KITCHEN

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven, fridge freezer and dishwasher. Stainless steel extractor hood. Tiled floor and splashback. PVCu double glazed windows to the side and rear. PVCu double glazed double doors provide access to the delightful rear gardens. Access to:











UTILITY AREA
With plumbing for washing machine. Wall mounted combination gas central heating boiler. Lead effect PVCu double glazed window to the side.

FIRST FLOOR

LANDING
Lead effect PVCu double glazed window to the side. Loft access hatch with pull down ladder to loft space.

BEDROOM 1
Lead effect PVCu double glazed window to the front. Radiator.

BEDROOM 2
PVCu double glazed window to the rear. Radiator.

BEDROOM 3
Lead effect PVCu double glazed window to the front. Radiator.

BATHROOM
Fitted with a white suite with chrome fittings comprising roll top claw foot style bath with shower over, wash hand basin and WC. Two opaque PVCu double glazed windows to the rear. Tiled floor. Half tiled walls. Recessed low voltage lighting.

OUTSIDE
To the front of the property double gates lead onto the driveway which provides ample off road parking for several vehicles and benefits from adjacent gardens laid mainly to lawn with fence borders. Immediately to the rear and accessed via the kitchen is an Indian stone patio seating area with delightful lawns beyond.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford 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.





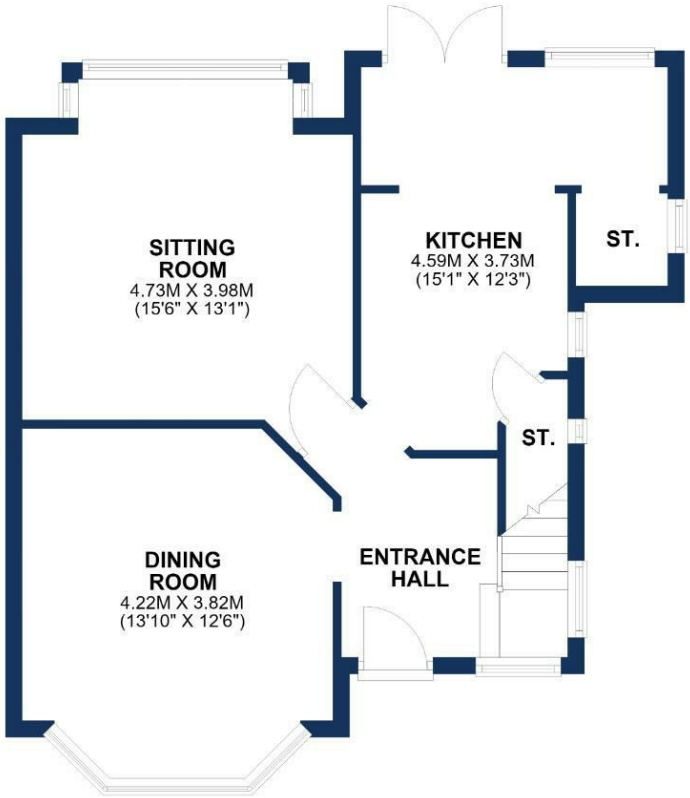




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GROUND FLOOR

APPROX. 51.7 SQ. METRES (556.1 SQ. FEET)



FIRST FLOOR

APPROX. 41.8 SQ. METRES (449.8 SQ. FEET)



TOTAL AREA: APPROX. 93.4 SQ. METRES (1005.8 SQ. FEET)

Floorplan for illustrative purposes only

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