IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









301 STOCKPORT ROAD | TIMPERLEY

£550,000

Ideally positioned within close proximity to Timperley village centre is this excellent period end terrace property which is beautifully presented throughout and needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, sitting room with focal point of a solid fuel burner, dining kitchen opening overlooking the rear garden, utility room providing access to the rear garden, cloakroom/WC, principle bedroom with walk in wardrobe and en-suite shower room/WC and second large double bedroom and the accommodation is completed by the bathroom/WC. Externally there is pedestrian gated access to the front with path leading to the accommodation flanked by lawned gardens whilst to the rear is a large composite decked seating area with artificial lawned gardens beyond and gates lead onto the rear driveway with parking for two vehicles. Viewing is highly recommended.

POSTCODE: WA15 7SP

DESCRIPTION

This fine period property occupies and enviable position within this highly favoured locality within close proximity of the thriving village centre. The accommodation is superbly presented and proportioned throughout incorporating quality fittings and still retaining much of the original character and charm by way of cornice ceilings, dado rail, tall ceilings and high skirting boards.

The accommodation is approached via a welcoming entrance hall and features a separate sitting room to the front with natural wood flooring and a focal point of a log burner set upon a slate hearth and with stone surround. Positioned to the rear and overlooking the garden is an impressive dining kitchen with a contemporary range of units and ample space for dining suite. Also positioned to the rear of the property is a separate utility room with fitted storage units and with door providing access to the attractive gardens with driveway beyond. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the principle bedroom benefits from an adjacent walk in wardrobe and en-suite shower room/WC and there is a second excellent double bedroom serviced by the main bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property there is pedestrian access to the footpath which provides access to the accommodation and is flanked by lawned gardens. Immediately to the rear is a composite decked seating area with glass balustrade with artificial lawned gardens beyond. Beyond the garden there is a driveway providing secure off road parking for two vehicles and is accessed off Bloomsbury Lane.

The position is ideal as previously mentioned being within close proximity to the village centre and also lying within the catchment area of highly regarded primary and secondary schools including The Willows School and Wellington School.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

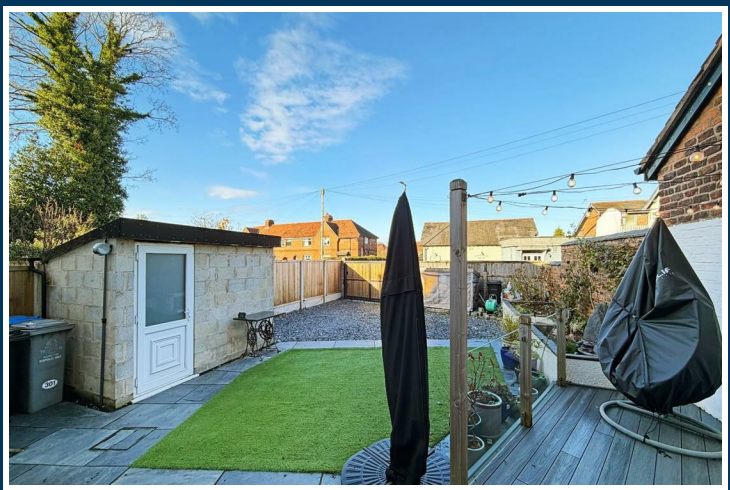
ENTRANCE HALL
Composite front door. Laminate flooring. Dado rail. Ceiling cornice. Recessed LED lighting. Radiator. Understairs storage cupboard. Spindle balustrade staircase to first floor.

SITTING ROOM
17'2" x 12'8" (5.23m x 3.86m)
With a focal point of a log burner set upon a slate hearth and with stone surround. Natural wood flooring. Ceiling cornice. PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

DINING KITCHEN
18'2" x 11'8" (5.54m x 3.56m)
Fitted with a comprehensive range of handless wall and base units with quartz style work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus five ring gas hob with stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher. Integrated drinks fridge. Radiator. Laminate flooring. Ceiling cornice. Recessed LED lighting. Radiator. Ample space for dining suite. HDMI point. Double glazed window overlooking the rear garden.

UTILITY
With a comprehensive range of white wall and base units with contrasting white wood work surface over incorporating a Belfast style sink unit with hose tap. Plumbing for washing machine. Space for dryer. Laminate flooring. Wall mounted Worcester combination gas central heating boiler. Chrome heated towel rail. PVCu double glazed door and window to the side. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Electric underfloor heating

CLOAKROOM
With a white suite with chrome fittings comprising WC and corner wash hand basin. Tiled splashback. Laminate flooring.




FIRST FLOOR

LANDING
Dado rail. Loft access hatch. Radiator. Ceiling cornice. Recessed LED lighting.

BEDROOM 1
15'0" x 12'7" (4.57m x 3.84m)
With two PVCu double glazed windows to the front. Two radiators. Ceiling cornice. Walk in wardrobe with fitting shelving and hanging space.

EN-SUITE
5'10" x 5'4" (1.78m x 1.63m)
Set up as a wet room with shower area, wash hand basin and WC. Fully tiled walls and floor. Illuminated mirrored cabinet. Recessed LED lighting. Extractor fan. Electric underfloor heating

BEDROOM 2
18'3" x 11'9" (5.56m x 3.58m)
A superb double bedroom with PVCu double glazed window overlooking the rear garden. Fitted wardrobe. Period style fireplace. Laminate flooring. Radiator.

BATHROOM
10'1" x 5'11" (3.07m x 1.80m)
Fitted with a contemporary white suite with chrome fittings comprising bath with mains shower over, wash hand basin and WC. Fitted storage unit. Heated towel rail. Tiled floor and splashback. Two Velux windows. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan.

OUTSIDE

DETACHED STORE
With PVCu double glazed door to the front. Light and power.

To the front of the property there is gated pedestrian access with footpath leading to the accommodation flanked by lawned gardens. Immediately to the rear and accessed via the utility room is a composite decked seating area with glass balustrade and with paved patio seating area incorporating gardens laid with artificial grass. There are external water and power points. Beyond the garden the driveway provides secure off road parking for two vehicles and is accessed via gates from Bloomsbury Lane.

SERVICES
All main services are connected.

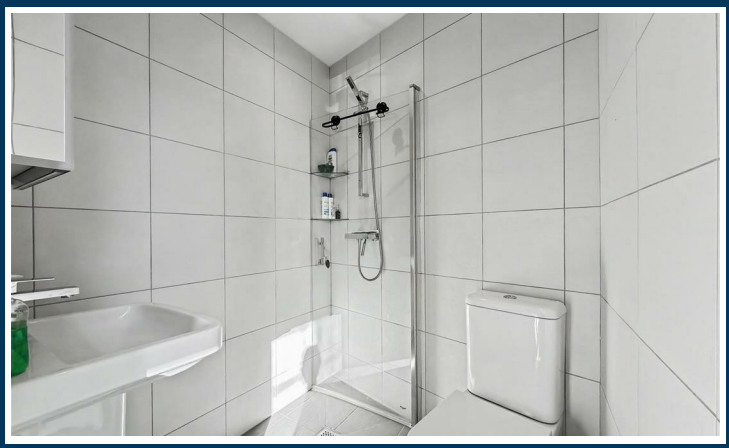
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford 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.



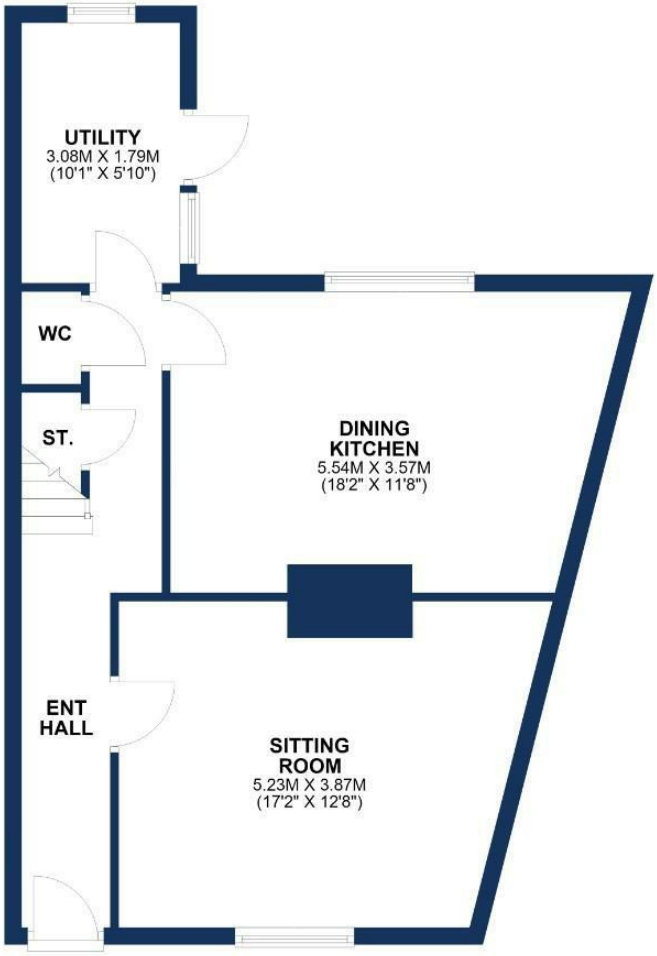






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GROUND FLOOR
APPROX. 53.1 SQ. METRES (572.1 SQ. FEET)



FIRST FLOOR
APPROX. 53.6 SQ. METRES (576.8 SQ. FEET)



TOTAL AREA: APPROX. 106.7 SQ. METRES (1148.9 SQ. FEET)

Floorplan for illustrative purposes only

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