

John N
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**JACKS COTTAGE, 20 CLAY LANE
TIMPERLEY, CHESHIRE, WA15 7AB**

OCCUPYING A SUPERB LOCATION IN A SMALL ROW OF COTTAGES A
WELL PROPORTIONED HOUSE SPREAD OVER TWO FLOORS WITH
GOOD SIZED GARDENS AND OFF ROAD PARKING.

£239,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
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DESCRIPTION

Occupying an extremely convenient location almost equi-distant between Hale, Hale Barns and Timperley, Jacks Cottage has been superbly modernised throughout to include a new kitchen, new bathroom, double glazed sash/traditional style windows, new carpets and with complete decoration. Thus this is a house which is in ready to walk into condition.

The accommodation which is spread over two floors briefly comprises a good sized living room, a dining kitchen whilst at first floor leading from a landing are two double bedrooms and a refitted bathroom. Externally are well proportioned gardens to both front and rear as described overleaf, with the undoubted bonus of on site car parking and garden office/store.

Clay Lane is characterised by a mixture of cottages and houses and is set within easy striking distance of all amenities. Timperley village lies within five minutes drive with its range of shops and services, Hale Barns with its shops and access to the urban motorway network also lie close at hand, Hale with its range of fashionable restaurants and shops is also complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns, turning left at the Delahays Road traffic lights onto Delahays Road. Continue through the next set of lights until reaching the small mini roundabout. Take the third exit and bearing onto Clay Lane the property will be found on the right hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

LOUNGE 13'10" (4.22) X 13'7" (4.14)

double glazed sash window to front elevation. Central heating radiator. Feature wooden staircase to first floor (although this can be carpeted if preferred). Original cast iron style fireplace housing living flame coal gas fire. Meter cupboard.

DINING KITCHEN 13'0" (3.96) X 13'11" (4.24)

brand new fitted contemporary kitchen. Soft close, cream coloured wall and base units with wood effect working surfaces and upstands. Stainless steel sink with mixer tap. Integrated appliances include stainless steel Smeg oven and hob with extractor hood over, washer/dryer, dishwasher, fridge and freezer. Tiled splashbacks. Double glazed window to rear elevation overlooking garden. Part laminated and part carpeted flooring. Central heating radiator. Traditional cottage style door to rear garden with open country views.

FIRST FLOOR & LANDING

LANDING

built-in storage cupboard. Loft access (part boarded).

BEDROOM ONE 13'10" (4.22) X 10'9" (3.28)

double bedroom to front of the property incorporates a double glazed sash window to the front elevation which provides beautiful views over neighbouring gardens and surrounding green belt. Central heating radiator.

BEDROOM TWO 12'9" (3.89) X 9'7" (2.92)

again a double bedroom benefiting from two double glazed windows to rear elevation which floods the room with natural light and provide panoramic views of surrounding gardens and fields. Central heating radiator.

BATHROOM

new white bathroom suite comprising tiled panelled bath with shower over. Pedestal wash basin with chrome mixer tap and low level wc. Chrome heated towel rail. Splash back tiles and ceramic tiled floor.

EXTERNALLY

The front of the property has a very well maintained cottage garden which is mainly laid to lawn and boarded by flower beds with mature shrubs and hawthorn hedging. Accessed via a gate with a pathway extending to the front door. The front of the house features red climbing roses which provide a spectacular floral display in early June and July. At the rear of the property is another very well maintained garden with south facing aspect. Outside is a pretty flagged patio/seating area ideal for barbecues and outside dining, leading onto a long lawned garden boarded by mature trees, shrubs and planting. In addition there is a spacious Cheshire brick building, which can be used as a garden office/store with power and lighting, double glazed window and slate flooring. There is a gated access to a rear walk way which leads to the car park to the side of the row of cottages with allocated parking.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Freehold.

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

