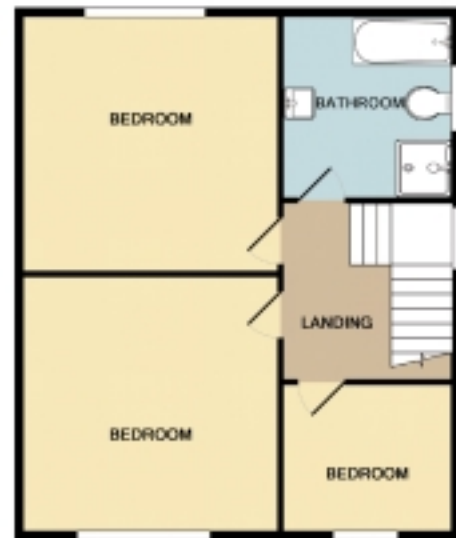


GROUND FLOOR



1ST FLOOR

72 WELLINGTON ROAD, TIMPERLEY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intermix 10/010

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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

Tel: 0161 929 6363 Fax: 0161 929 6333

Email: sales@jhilditch.com

NOTICE: John Hilditch & Co for themselves and for 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 or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John Hilditch & Co has any authority to make or give any representation or warranty whatever in relation to this property.

John N
Hilditch & Co



**72 WELLINGTON ROAD, TIMPERLEY
CHESHIRE, WA15 7RW**

OCCUPYING A SUPERB LOCATION WITHIN EASY STRIKING DISTANCE OF HALE, TIMPERLEY AND ALTRINCHAM AND WITHIN WALKING DISTANCE OF THE METRO, A MAGNIFICENTLY PRESENTED AND EXTENDED THREE BEDROOMED DETACHED FAMILY HOUSE SITTING IN WELL PROPORTIONED GARDENS.

£399,500

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Thoroughly refurbished and extended by our clients this beautifully presented detached house offers spacious accommodation spread over two floors. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a recessed porch, welcoming entrance hallway, two good sized entertaining rooms, a magnificent 'L' shaped breakfast kitchen, completely remodelled and refitted with a top quality kitchen with utility room adjacent, wc cloakroom and small study/home office. At first floor level are three good sized bedrooms, and a magnificent limestone bathroom complete with top quality white suite, and separate bath and shower. Externally are the gardens, garage and parking facilities as described overleaf. The study has been created from within the rear of the garage. If a garage is preferable it could be put back, and the study removed.

72 Wellington Road has been beautifully remodelled by our clients including as previously mentioned a top quality kitchen and bathroom, the house is presented to a light, tasteful theme, and the gardens have been well cared for and have the undoubted bonus of a southerly rear aspect. The gardens to the front are enclosed by an impressive gated entrance with wooden gates, and the area in general is characterised by a mixture of top quality detached houses and apartments. Hale's fashionable village lies within ten minutes drive with its range of shops and services, whilst Altrincham's busy market town centre and regular Metrolink services into Manchester lies close at hand. Timperley village also lies within five minutes drive with its range of services. The urban motorway network and International Airport are on the doorstep. Schools for all ages serve the area, the Bollin Valley and Green Belt are close at hand, and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Timperley proceed along Stockport Road in the direction of Altrincham. At the first set of major lights turn right onto what is a continuation of Stockport Road, right again into Wellington Road where the property will be found after approximately 300 yards on the left 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

RECESSED PORCH

with quarry tiled step and outside light.

ENTRANCE HALLWAY

wide welcoming entrance hallway with staircase to first floor and landing. Moulded ceiling cornicing. Picture rail. Central heating radiator within its own canopy. Good sized built-in understairs storage cupboard and additional cloaks cupboard at the front of the hall.

LOUNGE (FRONT) 14'10" X 14'0" (4.53 X 4.27)

with attractive angular bay window with leaded light inset overlooking front garden. Moulded ceiling cornicing. Double leaf radiator. Double doors opening through into the rear reception room. Wall light point. The focal point of this room is an attractive slate fireplace and hearth with coal effect gas fire and carved timber surround. Television point.

REAR SITTING ROOM 15'8" X 14'8" (4.78 X 4.48)

fireplace recess within the original chimney breast. Double glazed Upvc French doors opening onto rear patio and garden. Built-in wall cupboard with desk top beneath. Double leaf radiator. Four wall light points. Double doors returning to front living room. Dimmer controlled lighting.

BREAKFAST ROOM AND KITCHEN 20'4" X 17'6" (6.20 X 5.34) OVERALL ('L' SHAPED) SEPARATED INTO TWO DISTINCT AREAS.

At the rear with the undoubted bonus of a vaulted ceiling with recessed ceiling downlighters is a dining/breakfast area with two sets of Upvc French doors opening onto the rear patio and garden. Two double leaf radiators. An attractive floor covering which in turn runs through into the kitchen which has been superbly re-fitted with a range of cream painted units comprising inset sink unit with a comprehensive range of base cupboards, drawers, and matching eye level cupboards with corian and polished oak working surfaces. Range Master 110 range with double oven, four ring gas hob and hot plate set within the original chimney breast with an extractor hood over. Partly tiled (hand made) walls. Space for large American style fridge freezer. Integrated dishwasher.

UTILITY ROOM 6'3" X 4'6" (1.91 X 1.37)

with single drainer stainless steel sink unit with base cupboards and working surfaces with matching wall cupboards. Plumbing and necessary space for washer and dryer.

DOWNSTAIRS CLOAKROOM 6'3" X 2'5" (1.91 X 0.8)

with low level wc, wall mounted wash basin and double leaf radiator.

STUDY 6'2" X 5'0" (1.88 X 1.52)

neatly fitted out as a useful study/office with desk and shelving. Inset ceiling lights. Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING

with dado rail. Picture rail. Dimmer controlled lighting.

BEDROOM ONE (FRONT) 14'8" X 12'0"

with a range of built-in bedroom furniture. Single radiator. Moulded ceiling corning.

BEDROOM TWO (REAR) 14'8" X 13'0"

with a range of built-in bedroom furniture. Single radiator. Telephone point.

BEDROOM THREE 8'6" X 8'4"

single radiator. Dado rail with half timbered wall covering beneath.

BATHROOM

superbly refitted with limestone tiling to the walls and floor incorporating a white suite of vanity wash basin with cupboards and drawers beneath set within an inglenook with mirror behind and downlighters over with shaver point adjacent and glass shelving. There is a raised tiled panelled bath with mixer tap. Low level wc. Walk-in shower with Edwardian style thermostatic shower. Recessed downlighters. Expelair. Double leaf radiator.

EXTERNALLY

GARDENS

72 Wellington Road sits in beautifully proportioned gardens, the front garden is laid out mainly to provide ample forecourt parking for two/three vehicles, and is enclosed by a gated entrance with twin pillars and wooden gate. A small area of lawn is flanked by herbaceous borders, whilst to the rear are superbly proportioned gardens, a large expanse of lawn is complemented by a spacious patio suitable for alfresco dining, the gardens themselves are enclosed fully to either side by mature hedging and waney lap fencing. The gardens also have the undoubted bonus of a southerly rear aspect and there is also ample spacing between the properties to the rear affording a minimum level of overlooking. There is outside security lighting to the front and rear and water points to front and rear. Although the garage door remains, part of the garage has been converted into a study/home office. A large store area remains behind the garage door.

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.

GROUND RENT: £7.50

ASSESSMENT:

Trafford Borough Council Council Tax Band 'F'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

