

## Heyes Lane, Timperley WA15 6EF



Retail unit offering 53 Sq.m (570 Sq.ft) gross with kitchen area and office positioned to the rear. Lounge, two bedrooms and bathroom area on the first floor with further room on the second floor. Requires some updating.

**£200,000**

### Taylor Bond

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## **Ground Floor**

### **Entrance**

Electric steel roller shutter leading to uPVC double glazed entrance door with display windows to each side

### **Retail Area** 9.3m x 5.7m (max) (30'6" x 18'8" max)

With false ceiling with inset fluorescent strip lighting. Fitted shelving. Cupboard housing electric meter. Door leading through to

### **Inner Hallway**

Staircase to first floor accommodation. central heating radiator. Door leading through to

### **Room 1** 4.4m x 3.8m (14'5" x 12'6")

uPVC double glazed bay window overlooking the rear of the property. Central heating radiator. Opening leading through to

### **Room 2/ Kitchen** 3.7m x 3.7m (max) (12'2" x 12'2" max)

With all plumbing ready for the installation of the kitchen. uPVC double glazed window overlooking the rear. Wall mounted thermostat. Door leading out to the rear of the property.

### **WC**

Fitted with a low level WC.

## **First Floor Accommodation**

Staircase from inner hallway leading to first floor split level landing with central heating radiator. Door to second floor accommodation and further doors providing access to

### **Lounge** 5.3m x 3.6m (17'5" x 11'10")

uPVC double glazed window to the front elevation. Gas fire with wooden surround to chimney breast. Television point.

**Storage Room** 5.3m x 2.1m (with partially restricted head height) (17'5" x 6'11" with partially restricted head height)  
This can be raised due to extra space gained from new shop - subject to engineers report.

### **Bedroom One** 4.1m x 3.8m (13'5" x 12'6")

uPVC double glazed window to the rear elevation. Central heating radiators.

**Bedroom Two** 4.2m x 3.6m (13'9" x 11'10")  
uPVC double glazed window overlooking the rear. Central heating radiators. Numerous power points. Ceiling light.

**Bathroom** 2.9m x 2.7m (max) (9'6" x 8'10" max)  
With all necessary plumbing for fit out. uPVC obscure glazed windows overlooking the rear.

### **Second Floor Accommodation**

Staircase from first floor landing currently measuring **3.6m x 2m** with Velux roof light. Ceiling light.

**NB:** This room could easily be extended further into the roof space to create one larger room or two separate rooms.

### **Externally**

To the front of the property there is a paved forecourt providing an area for external display or parking, plus additional parking to the rear.

**NB:** There are 2 garages which can be purchased separately or with the possibility of further development, subject to the usual planning permission.

### **RATEABLE VALUE**

£3378.10.

### **RATES PAYABLE**

£2747.19.

### **COUNCIL TAX BANDING**

BAND A - £868.14

### **VIEWING**

Strictly by appointment through the selling agent, Taylor Bond  
0161 980 0089



Heyes Lane, Timperley, Cheshire, WA15 6EF

**Important Notice**

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.