

Heyes Lane, Timperley WA15 6EF



A newly completed retail unit offering 61 Sq.m (657 Sq.ft). With self contained two bedroom flat and parking in this prominent corner position close to Timperley village.

£225,000

Taylor Bond

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**Entrance**

Steel roller shutter leading to uPVC wood grain effect double glazed entrance door leading through to

Retail Area 8.6m x 7.2m (28'3" x 23'7")

uPVC double glazed display windows to the front and side of the property with the benefit of external steel roller shutter. Range of perimeter power points. Numerous ceiling lights. Emergency lighting. Door leading through to

Vestibule

With uPVC fire escape door. Central ceiling light and further door leading through to

Disabled WC/ Storage Area 3.7m x 2.4m (12'2" x 7'10")

Fitted with a low level WC. Wall mounted wash hand basin with tiled splash back. uPVC obscured glazed window overlooking the rear. Ceiling lights. Wall mounted water heater.

**Living Accommodation**

Separately accessed from the rear of the building comprising

Entrance

uPVC entrance door leading through to ground floor vestibule with obscure glazed windows overlooking the side of the property. Ceiling light. Staircase with further uPVC double glazed windows overlooking the rear leading to

Landing

Loft access hatch. Wall mounted electric heater. Doors providing access to

**Lounge** 4.9m x 3.9m (max) (16'1" x 12'10" max)

uPVC double glazed windows overlooking the front and the side of the property. Wall mounted electric heater.

Kitchen 2.1m x 1.7m (6'11" x 5'7")

Fitted with a range of floor and wall mounted units with marble effect work surfaces. Space for electric oven, washing machine and fridge. Stainless steel sink. Part tiled walls. Extractor fan.



Bedroom One 3.7m x 3.1m (12'2" x 10'2")
uPVC double glazed windows overlooking the front of the property.
Wall mounted electric heater.

Bedroom Two 4.4m x 3.4m (14'5" x 11'2")
uPVC double glazed window overlooking the side of the property.
Wall mounted electric heater.

Bathroom 2.8m x 1.4m (9'2" x 4'7")
Fitted with a paneled bath with shower over. Low level WC. Wash hand basin. Part tiled walls. Wall mounted electric radiator. uPVC obscured glazed window overlooking the rear. Extractor fan.

Externally To The Front & Side

To the front and side of the property there is a paved forecourt providing an area for external display or parking.

Externally To The Rear

To the rear of the property there is a small part paved part lawned garden with perimeter hedge. Ideal for parking.

NB: There are two garages which can be purchased separately if required; with the possibility of further development subject to the usual planning permissions

RATEABLE VALUE £4171.75

RATES PAYABLE £3358.41

COUNCIL TAX BANDING – FLAT – BAND A PAYABLE £868.14

VIEWING

Strictly by appointment through the selling agent, Taylor Bond on 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.