



Woodlands Parkway, Timperley, WA15

£1,150,000



# Property Features

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- Four Double Bedroom Detached House
- Chain Free Sale
- Gardens on Four Sides
- Impressive Period Features Throughout
- Converted Basement
- Within Catchment of Trafford's Schools
- Short Walk to Local Amenities
- Suitable to Create Self Contained Flat in Basement
- Ground Floor WC
- Seperate Utility Room and Gym



## Full Description

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An impressive detached period property conveniently situated on a large corner plot in a highly sought-after location. The property is within walking distance of local amenities, including Altrincham town centre and Navigation Road Metrolink station, making it an ideal choice for those seeking convenience and ease of access.

This property's accommodation is arranged over three floors, offering a spacious and comfortable living environment. It retains many original period features and includes an entrance hallway, living room, lounge/diner, study, downstairs WC, kitchen/breakfast room, and four double bedrooms, with the master bedroom featuring an en-suite shower room. There is also a family bathroom.

The lower ground level basement has been converted, offering four chambers and a shower room. The property sits on a good-sized plot with mature gardens on all sides. There is also a driveway and double garage.



## ENTRANCE HALL

**27' 6" x 6' 6" (8.40m x 2.00m)**

The property's entrance is located in the front garden and can be accessed through a hardwood front door. As you enter, you will find yourself in the large entrance hall, which features solid oak wood flooring, pendant light fittings, and a double-panelled radiator.



From the entrance hall, you can easily access the lounge/diner, living room, study, kitchen/breakfast room, and the downstairs WC. A staircase with runner carpet leads to the first-floor accommodation.

## LOUNGE/DINER

**16' 1" x 12' 11" (4.91m x 3.94m)**

The entrance hall provides access to the spacious lounge/diner, which boasts a sizeable wooden-framed window overlooking the front of the property. The room has solid oak wooden flooring, a pendant light, a double-panelled radiator, and telephone ports. An open fireplace with a decorative wooden surround adds to the room's cosy and welcoming atmosphere.



## LIVING ROOM

**16' 3" x 12' 9" (4.96m x 3.90m)**

The living room can be accessed through wooden double doors located off the entrance hall. It is well-lit with natural light, thanks to a wooden-framed sash bay window to the front aspect and an additional wooden-framed sash window to the side aspect with a Roman blind. You'll also find a multi-fuel stove with a tiled hearth, solid oak wooden flooring, a pendant light fitting, TV/telephone ports, and a double-panelled radiator.



## KITCHEN/BREAKFAST ROOM

13' 6" x 10' 9" (4.14m x 3.30m)

The kitchen/breakfast room can be accessed through the entrance hall. It is equipped with a variety of fitted base and eye-level storage units that offer ample storage space, as well as an integrated Neff dishwasher. You will also find plenty of room for an American-style fridge-freezer, a Rangemaster six-ring hob, a double oven and a matching stainless steel extractor over. The kitchen features recessed spotlighting, tile flooring, and two prominent side and rear aspect sash windows that allow plenty of natural light to fill the space. Additionally, you will find wooden-framed French doors that open up to a stunning view of the beautiful gardens.



## STUDY

13' 5" x 12' 4" (4.09m x 3.77m)

Off the entrance hall, you will find a spacious study that could serve as a third reception room or a playroom. The room is equipped with a large wooden-framed sash window on the side and another one on the rear. It features laminate wood effect flooring, a pendant light fitting, a single-panelled radiator, and a gas fire with a decorative surround. Moreover, there is a built-in cupboard for additional storage.



## GROUND FLOOR WC

4' 10" x 3' 8" (1.49m x 1.12m)

Located off the entrance hall is a convenient downstairs WC, with a wooden framed sash frosted glass window to the side aspect. This room comprises tiled flooring, a pendant light fitting, a low-level WC, and a wall-mounted hand wash basin.



## MASTER BEDROOM

16' 0" x 12' 11" (4.88m x 3.96m)

The master bedroom is located off the first-floor landing. It boasts a large wooden-framed window to the front aspect, two pendant light fittings, a double-panelled radiator, polished floorboards, and an open fireplace. The bedroom also has wooden saloon doors that lead to a convenient en-suite bathroom.



## ENSUITE

8' 1" x 6' 2" (2.48m x 1.90m)

The en-suite is situated off the master bedroom and features laminate flooring, partially tiled walls, an extractor fan, and a pendant light fixture. Additionally, the room benefits from a wooden-framed sash window with frosted glass on the front side, which is fitted with a vertical blind. In the en-suite, you will discover a low-level WC, a wall-mounted hand wash basin, and a walk-in shower cubicle complete with a thermostatic shower system.



## SECOND BEDROOM

13' 1" x 12' 9" (3.99m x 3.89m)

The second double bedroom, located off the first-floor landing, has a large wooden-framed window to the front aspect. It features carpeted flooring, a pendant light fitting, a range of fitted wardrobes and a double-panelled radiator.



## THIRD BEDROOM

13' 1" x 11' 6" (4.00m x 3.52m)

The third double bedroom benefits from a large wooden-framed window to the side that floods the room with natural light. It features carpeted flooring, a pendant light fitting, and a double-panelled radiator.



## FOURTH BEDROOM

10' 10" x 9' 5" (3.32m x 2.89m)

The fourth bedroom offers a sizable wooden framed window to the side aspect, carpeted flooring, a pendant light fitting, a TV point, and a single-panelled radiator.



## BATHROOM

12' 11" x 5' 0" (3.94m x 1.54m)

The main family bathroom is located off the first-floor landing, with a wooden-framed sash window featuring part frosted glass to the rear aspect. This bathroom comprises laminate flooring and part-tiled walls, recessed spotlighting, a low-level WC, a wall-mounted hand wash basin, a walk-in shower cubicle with a chrome thermostatic shower system, a freestanding bathtub with a chrome mixer tap over, and a single panelled radiator.



## BASEMENT

The basement offers four large chambers. One is utilised as a utility room with plumbing for a washing machine and tumble dryer, fitted storage cabinets with a worktop over; a wall mounted combi boiler; screeded and painted concrete flooring; a central ceiling mounted light fitting and a window to the front aspect. Another chamber is utilised as a home office; one is utilised as a gym and the final chamber is used for storage and allows access to the shower room and rear exterior.



## SHOWER ROOM

10' 10" x 4' 3" (3.31m x 1.30m)

The shower room located in the basement offers a frosted glass uPVC double glazed window to the side aspect; tile effect laminate flooring; a ceiling mounted light fitting; a low-level WC; pedestal hand wash basin; shower cubicle with chrome thermostatic shower system; and a double panel radiator.



## EXTERNAL

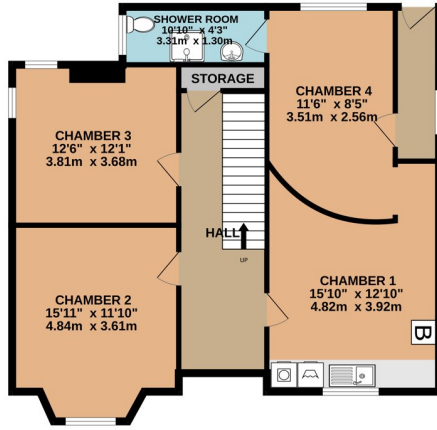
The property sits on a generous corner plot with garden on all sides. To the front of the property the front garden is reached via a wrought iron gate with a low-level wall on either side enclosing a lawned front garden.

To the rear of the property a drive allows off road parking for several vehicles with access to a car port and a double garage. The garage offers concrete floors, an up-and-over garage door and two windows; with lighting and power points.

Adjacent to the house on either side are large lawned gardens, which are stocked with mature trees and shrubs. To the far side of the house a timber gate allows access to a lawned garden area which is utilised as a vegetable garden with a paved seating area.



BASEMENT  
891 sq.ft. (82.8 sq.m.) approx.



GROUND FLOOR  
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



61 WOODLANDS PARKWAY

TOTAL FLOOR AREA : 3104 sq.ft. (288.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



# COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** This property is sold freehold.
- 2. When was this property constructed?** This property was built in 1866.
- 3. How long have the current owners lived at this property?** The current owners purchased this property in 1997.
- 4. Have the current owner carried out any major works at this property?** The current owners replaced the whole roof in 1998; they have also had the basement totally re-fitted in 2019. They have not carried out any structural alterations to the house.
- 5. Which are the current owners favourite aspects of this property?** The current owner have most enjoyed the period charm of this property; the privacy offered by gardens on all sides of the property and the convenient location for access to local amenities.
- 6. Why are the current owners selling this property?** The current owners are looking to downsize. They have a property to move into, and therefore this will be a chain free sale.
- 7. Which days are viewings available on this property?** The owners can accommodate viewings of the house on Tuesdays and Saturdays. Please call our office to arrange an appointment to visit the property.