



Pickering Close, Timperley, WA15

Asking Price Of £450,000



Property Features

- Three-Bedroom Semi-Detached House
- Modern Fitted Kitchen
- Newly Refurbished Bathroom
- Recently Extended
- Off-Road Parking
- Private Rear Garden
- Catchment Area of Outstanding Schools
- 10 Mins Walk to Timperley Village
- Downstairs WC
- Utility Room



Full Description

A three-bedroom semi-detached house with off-road parking and a private rear garden. The property comprises of two reception rooms; modern fitted kitchen; utility room; office; two double bedrooms and one single bedroom; and a good size bathroom and downstairs WC. This house has been renovated and extended by the current owner offering a modern family home or buy-to-let investment. The property is located in catchment area for Trafford's outstanding schools and within 10 mins walk of Timperley village and Timperley metro link station.



HALLWAY

The property is accessed from the front drive via a uPVC double glazed door with glazed panels on each side. This door leads into the porch which allows access to the entrance hall via a hard wood door with frosted glass insert. The entrance hall comprises of luxury vinyl tile flooring; a double panel radiator; a central light pendant; an under stair storage cupboard; and an alarm panel. This room offers access to the living room, dining room and kitchen and to the first floor accommodation via a balustrade carpeted staircase.



LIVING ROOM

13' 5" x 11' 3" (4.09m x 3.43m)

The living room can be accessed off the hallway and offers carpeted flooring; a double panel radiator; central light pendant; a uPVC double-glazed window to the front aspect, fitted with roller blinds; electric log burner with a stone hearth; there is also a wooden sliding doors leading to the dining room.



DINING ROOM

16' 8" x 9' 6" (5.09m x 2.92m)

The spacious dining room can be accessed via sliding wooden doors from the living room, or through a wooden door off the kitchen. The room comprises of carpeted flooring; central light pendant; a double panel radiator; and a uPVC double-glazed window to the rear aspect with roller blinds.



KITCHEN

10' 6" x 7' 9" (3.22m x 2.37m)

The modern kitchen can be accessed off the hallway and features matching base and eye level wooden storage units; luxury vinyl tile flooring; a central light pendant; uPVC double-glazed window to the rear aspect fitted with a roller blind; a double panel radiator; a four rings gas hob with extractor overhead; oven; stainless steel one and half bowl sink; part-tiled walls; and a door leading to the utility room. and dining room.



UTILITY ROOM

7' 3" x 4' 0" (2.22m x 1.22m)

Off the kitchen you will find a convenient utility room, featuring luxury vinyl tile flooring; central light fitting; a worktop with space and plumbing for washer and tumble dryer under; and a door to the side of the house.



OFFICE

9' 3" x 4' 0" (2.84m x 1.22m)

Off the utility room, in the new extended part of the property you will find room for a home office/study, which could also be utilised as storage space. The room features carpeted flooring; recessed spotlighting; a single panelled radiator and a uPVC double glazed window to the front aspect.



DOWNSTAIRS WC

4' 0" x 4' 6" (1.22m x 1.39m)

You can access the newly installed downstairs WC off the utility room, the room features a uPVC double-glazed window to the rear aspect; luxury vinyl tile flooring; recessed spotlighting; a single-panelled radiator. The room is fitted with a low-level WC and a wall-mounted hand wash basin with storage under.



MASTER BEDROOM

13' 5" x 10' 9" (4.09m x 3.29m)

The generously sized master bedroom can be accessed off the first floor landing. The room offers carpeted flooring; a double panel radiator; a central light pendant; a uPVC double-glazed window to the front aspect; built-in wardrobes with mirrored sliding doors, with fitted with shelves inside; and ample space for a double bed.



BEDROOM TWO

11' 5" x 10' 8" (3.49m x 3.27m)

The second double bedroom can also be accessed off the first floor landing and benefits from carpeted flooring; a central light pendant; uPVC double-glazed window to the rear aspect; a double panel radiator; built-in wardrobes with mirrored sliding doors and fitted shelving; and ample space for a double bed.



BEDROOM THREE

7' 10" x 6' 11" (2.40m x 2.12m)

The third bedroom is a single bedroom, which is ideal for child's bedroom or an office/study. The room is accessed off the first floor landing and comprises of carpeted flooring; a central light pendant; a double panel radiator; uPVC double-glazed windows to front aspect fitted with roller blinds. The room has ample space for a single bed and a desk or wardrobe.



BATHROOM

7' 10" x 6' 11" (2.40m x 2.12m)

The newly refurbished family bathroom is located off the first floor landing and is fitted with a panelled bath with a thermostatic chrome shower over; pedestal hand wash basin; and a low-level WC. This room features luxury vinyl tile flooring; a uPVC double-glazed frosted glass windows to the rear aspect with a fitted roller blind; recessed spotlighting; single-panelled radiator; and a cupboard where the boiler is stored.

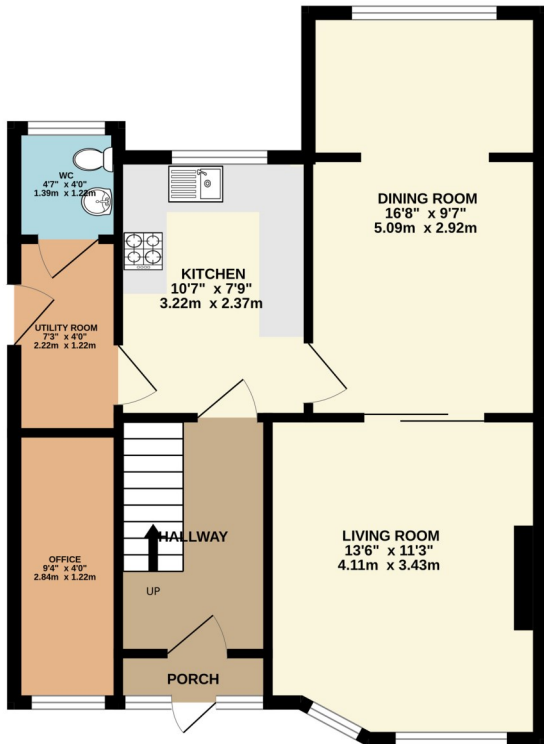
EXTERNAL

The front of the property offers off-road parking for two vehicles; the front garden is gravelled and benefits from borders with mature shrubs, the drive is enclosed to the side by a timber panelled low-level fence.

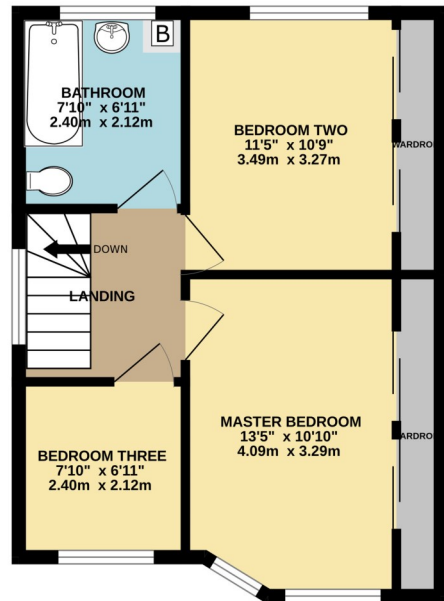
To the rear of the property you will find a private garden area which is largely paved with defined planting areas; this garden is enclosed on three sides by timber fence panels and houses a storage shed. The garden could be easily lawned to create a safe play area for children or pets.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

17 The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk
info@jamesonandpartners.com
0161 941 4445 **4.9** ★★★★★

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