



Marbury Drive, Timperley WA14
Asking Price of £535,000



Property Features

- Three Bedroom Detached House
- Off-Road Parking For Three Vehicles
- EV Charging Point
- Scope for Extension to Side and Rear
- Modern Kitchen and Bathroom
- Completed Chain
- Modernised Throughout
- In Catchment for Trafford Grammar Schools
- Boarded Loft For Storage
- Double Glazed Throughout



Full Description

Three bedroom detached house, offering off-road parking for three cars; open-plan kitchen-diner; modernised throughout with a low-maintenance rear garden. This property is conveniently located for access to local transport links, amenities and sought after schools.



The property has been recently modernised throughout and offers scope for further extension, if required.



LOUNGE

13' 1" x 12' 4" (3.99m x 3.78m)

The lounge is accessed via a wooden panelled door from the entrance hall. This room offers uPVC double glazed bay windows to the front aspect, fitted with plantation shutters. The lounge also comprises of carpeted flooring; a pendant light fitting; a storage chest/window seat in the bay; built in shelves to the alcoves; a double panel radiator behind decorative radiator cover and a television point.



LIVING ROOM

12' 10" x 11' 4" (3.92m x 3.46m)

The living room can also be reached via a wooden panelled door from the entrance hall, this room offers bi-folding door with glazed panels leading to the kitchen-diner; engineered wood flooring; double panel radiator behind decorative radiator cover; built in shelves and cabinets to the alcoves; a pendant light fitting and television and telephone points.



KITCHEN/DINER

22' 10" x 21' 10" (6.98m x 6.68m)

The kitchen-diner is located to the rear of the property, this room can be reached via the living room or from the entrance hall. The space is fitted with engineer wood flooring; a range of matching base and eye-level storage units, with a central island; a recessed Belfast sink; integrated dishwasher; a range style oven with five ring gas hob, with extractor over; space and plumbing for an American style fridge-freezer; recessed spotlighting; skylights over the dining area; uPVC double glazed windows to the side and rear aspect; uPVC double glazed frosted glass door to the side exterior and French doors to the rear.



MASTER BEDROOM

11' 5" x 12' 11" (3.49m x 3.96m)

The master bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect. This room is fitted with a range of fitted wardrobes with cabinets and shelves built-into the alcoves; carpeted flooring; a double panel radiator; and a pendant light fitting.



BEDROOM TWO

11' 4" x 13' 3" (3.46m x 4.04m)

The second double bedroom is also located off the first-floor landing with a uPVC double glazed window to the front aspect, fitted with plantation shutters. This room offers wall-to-wall fitted wardrobes; a pendant light fitting; carpeted flooring and a double panel radiator.



BEDROOM THREE

10' 2" x 7' 2" (3.10m x 2.20m)

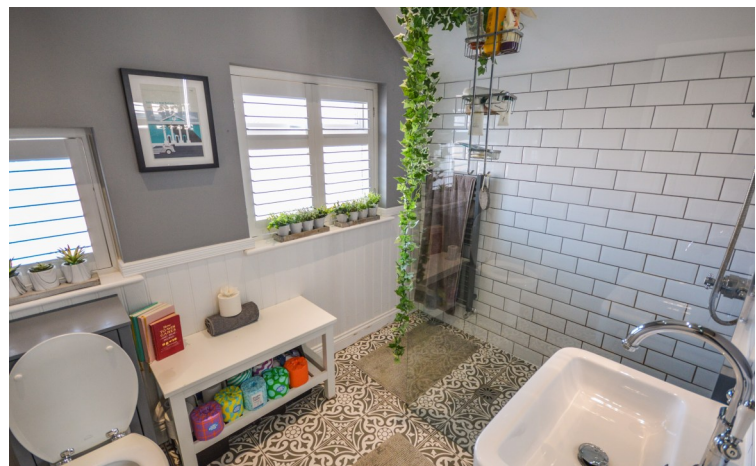
The third bedroom is located off the first-floor landing with a uPVC double glazed window, with fitted plantation shutters to the front aspect. This bedroom is currently utilised as a home office, but would comfortably accommodate a single bed, if required. This room offers a pendant light fitting; a double panel radiator and carpeted flooring.



BATHROOM

8' 1" x 6' 2" (2.48m x 1.89m)

The bathroom offers two uPVC double glazed frosted glass windows to the rear aspect, fitted with plantation shutters. This room comprises a wall mounted hand wash basin with storage under; a walk in shower cubicle with chrome thermostatic shower system over; a low-level WC; tiled flooring and part tiles walls; a wall mounted heated towel rail; and recessed spotlighting.



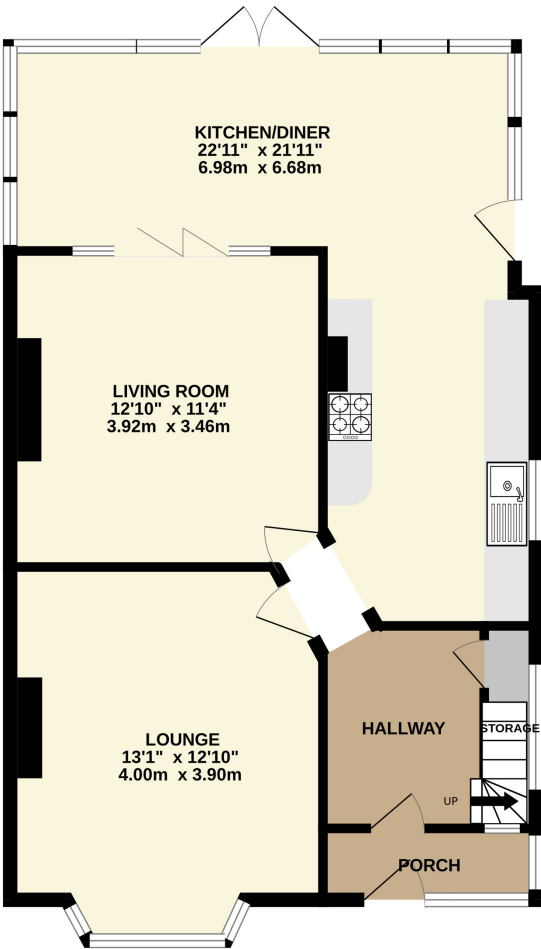
EXTERNAL

To the front of the property is a paved driveway, allowing off-road parking for up to three vehicles. The drive is fitted with an EV charging point and one can access the rear of the property via a timber gate to the side of the property.

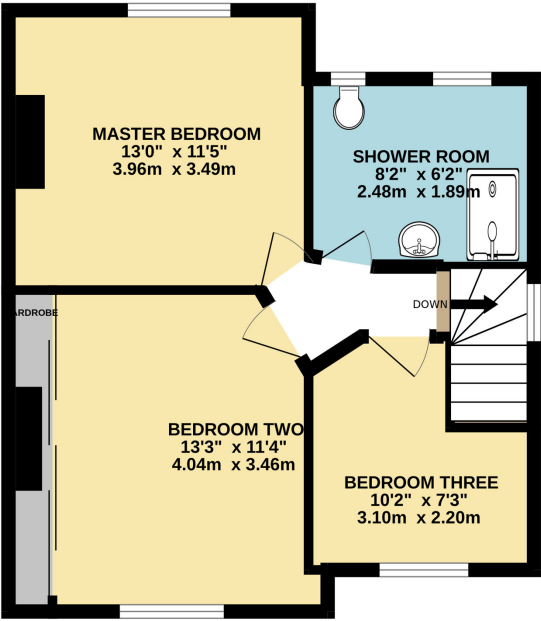
The rear garden benefits from a paved seating area with path leading across the rear of the property and a lawned garden. The rear garden is enclosed on three sides by timber panelled fencing.



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised this house was constructed in 1928.
- 2. When did the current owners purchase this house?** The current owners purchase this house in January 2019.
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours are very pleasant owner occupiers with grown up children.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location full fibre to the door is available.
- 6. Has any work been carried out at this property?** The owners have replaced the conservatory roof, in 2019 which come with a 10-year guarantee.
- 7. Which are the current owners favourite aspects of this property?** The current owners of this property have several favourite aspects that make it special. Firstly, the location is ideal, offering great access to Altrincham with just a 25-minute walk and the Metro, which takes 25 minutes to reach the city centre. The area is also excellent for schools, very quiet, and safe, with lovely neighbours adding to the charm. Secondly, the entertainment space is a highlight, with a conservatory leading into the kitchen, providing a fantastic area for all ages, especially around Christmas. Lastly, the garden is a delightful feature, receiving sunlight late into the evening and offering a lovely space for relaxation. For families with young children, there is an even larger space just 2 minutes away, along with a park 4 minutes away.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler and electrics checked at the back end of 2024.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £160 pcm. The property is in Trafford Council and is a band F, which is currently £2,120.84 per annum.
- 10. Is there access to the loft space and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing and the loft is boarded for storage.
- 11. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised they are open to offers.