

**55 ARDERNE ROAD, TIMPERLEY**



Offers over £350,000



**A Superb Traditional Semi detached Family Home in a Sought After Location**

A traditional semi detached family home in a sought after residential location within walking distance of Timperley Metrolink station. The accommodation comprises entrance hall, full depth sitting room, fitted dining kitchen with door to the side, three well proportioned bedrooms and shower room/WC. PVCu double glazing and gas central heating. Viewing is highly recommended.

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**TIMPERLEY**

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## DIRECTIONS

**POSTCODE: WA15 6HW**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road for approximately 1 mile and turn right into Riddings Road, take the fourth turning right into Arderne Road where the property can then be found on the right hand side.

## DESCRIPTION

This attractive bay fronted semi detached family house has been built to a traditional design and provides well balanced living space throughout.

The accommodation is approached= via a welcoming entrance hall leading onto the superbly proportioned sitting/dining room with the focal point of a stone effect fireplace surround and living flame gas fire. A PVCu double glazed door provides access on to the patio seating area with lawned gardens beyond.

At first floor level there the accommodation has been reconfigured to provide three well proportioned bedrooms serviced by the modern shower room/WC which is fitted with a white/chrome suite.

To the front of the property the driveway provides off road parking whist to the rear a patio seating area has lawned gardens beyond. The gardens to the rear benefit from a South Westerly aspect to enjoy the sun for the majority of the day.

The location is ideal positioned close to Timperley village centre and a little over 1 1/2 miles from the more comprehensive shopping centre of Altrincham and also well placed within the catchment area of highly regarded primary and secondary schools. In addition Timperley Metrolink station is within easy reach on Park Road and provides a commuter service into Manchester

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the front. Staircase to the first floor. Tiled floor. Radiator. Cornice. Recessed low voltage lighting. Understairs storage cupboard.

#### SITTING / DINING ROOM

**21'9" x 10'5" (6.63m x 3.18m)**

Running the full depth of the property and with a focal point of a living flame gas fire with stone effect surround and hearth. PVCu double glazed bay window to the front and door providing access to the South Westerly facing rear gardens. Two radiators. Television aerial point. Telephone point.

#### BREAKFAST KITCHEN

**19'4" x 8'10" (5.89m x 2.69m)**

Fitted with a comprehensive range of cream high gloss units with work surfaces incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated dishwasher, space for fridge/freezer and plumbing for washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Breakfast bar. Cupboard housing Worcester combination gas central heating boiler.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

### BEDROOM ONE

**13'7" x 9'10" (4.14m x 3.00m)**

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Television aerial point.

### BEDROOM TWO

**9'11" x 7'10" (3.02m x 2.39m)**

PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

**8'10" x 6'5" (2.69m x 1.96m)**

PVCu double glazed windows to the side and rear. Radiator.

### SHOWER ROOM

**6'5" x 5'6" (1.96m x 1.68m)**

With a modern suite comprising corner tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the front of the property the driveway provides off road parking whist to the rear a patio seating area has lawned gardens beyond. The gardens to the rear benefit from a South Westerly aspect to enjoy the sun for the majority of the day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession on completion.

### COUNCIL TAX

Trafford Borough Council Band 'B'

### TENURE

We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

### NOTE

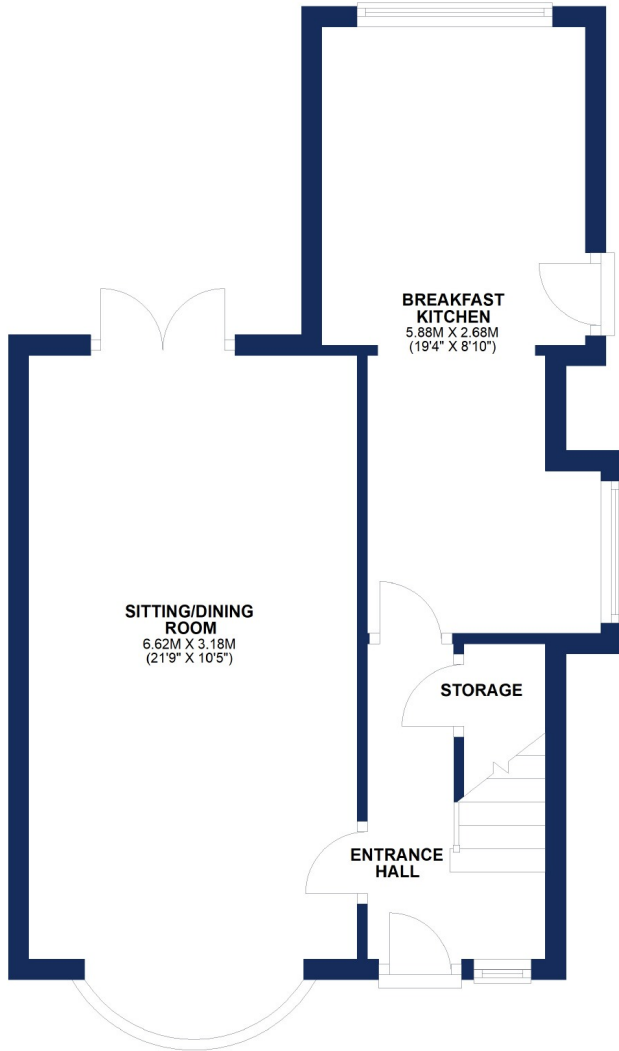
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC available upon request.



## GROUND FLOOR

APPROX. 38.6 SQ. METRES (415.2 SQ. FEET)



## FIRST FLOOR

APPROX. 29.7 SQ. METRES (319.3 SQ. FEET)



TOTAL AREA: APPROX. 68.2 SQ. METRES (734.5 SQ. FEET)

Floorplans For Illustrative Purposes Only

## VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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