



## 3 GREENWAY ROAD | TIMPERLEY

OFFERS OVER £585,000

A superbly proportioned extended semi detached family home in a sought after location occupying an enviable plot within walking distance of Timperley Metrolink station. The accommodation briefly comprises entrance hall, front dining room plus sitting room to the rear with access to the gardens, fitted breakfast kitchen, cloakroom/WC, four well proportioned bedrooms to the first floor plus family bathroom/WC and additional shower room/WC. Externally there is off road parking within the driveway which provides access to the side car port with detached garage beyond. The gardens to the rear incorporate a paved patio seating area with extensive lawned gardens beyond all benefitting from a westerly aspect to enjoy the sun for the majority of the day.

Viewing is highly recommended to appreciate the proportions and the plot on offer.

POSTCODE: WA15 6BD

## DESCRIPTION

This traditional semi detached family home has been extended to provide superbly proportioned accommodation balanced with excellent gardens which need to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall which provides access onto the bay fronted dining room whilst to the rear is a separate sitting room with door providing access onto the westerly facing rear gardens. There is a fitted breakfast kitchen with a comprehensive range of white high gloss units and corner window overlooking the garden. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are four well proportioned bedrooms serviced by the family bathroom/WC plus an additional shower room/WC.

Externally the driveway provides off road parking and access to the covered car port with detached garage beyond. The rear gardens incorporate a patio seating area with superb lawns beyond enjoying a high degree of privacy and a westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within walking distance of Timperley Metrolink station and also with local shops available on Park Road. Timperley village centre is a little further distant along with the market town of Altrincham. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb family home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

15'4" x 7'5" (4.67m x 2.26m)

With hardwood glass panelled front door. PVCu double glazed window to the side. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor. Understairs storage cupboard.

#### DINING ROOM

14'3" x 12'1" (4.34m x 3.68m)

With a focal point of a fireplace housing a wall mounted gas fire. PVCu double glazed bay window to the front. Ceiling cornice. Radiator.

#### SITTING ROOM

16'9" x 12'1" (5.11m x 3.68m)

With a focal point of a marble effect fireplace with ornate surround. Door providing access onto the rear garden. Radiator. Television aerial point.

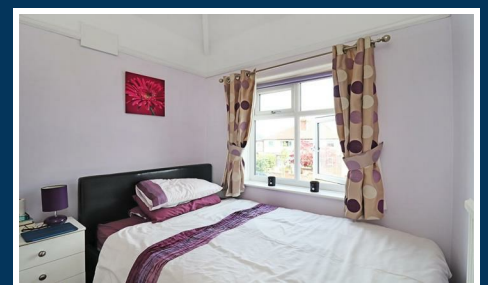
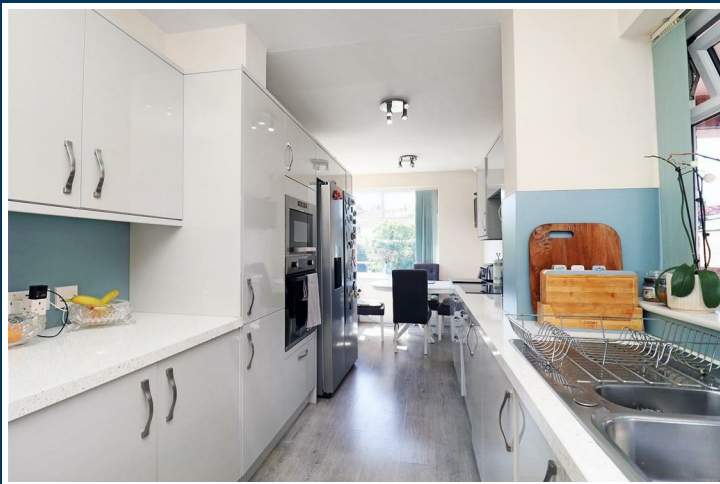
#### BREAKFAST KITCHEN

20'42" x 7'5" (6.10m x 2.26m)

Fitted with a comprehensive range of light grey high gloss units with contrasting work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus combination microwave oven. Space for American style fridge freezer. Four ring induction hob with extractor hood over. Integrated dishwasher. Ample space for table and chairs. Corner PVCu double glazed window overlooking the attractive rear gardens.

#### CLOAKROOM

With WC and corner wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side.



## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM 1

12'1" x 11'5" (3.68m x 3.48m)

With PVCu double glazed window to the front. Fitted wardrobe and dressing table. Radiator.

### BEDROOM 2

12'1" x 11'8" (3.68m x 3.56m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

11'0" x 8'5" (3.35m x 2.57m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 4

8'0" x 7'5" (2.44m x 2.26m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

12'10" x 7'5" (3.91m x 2.26m)

With a white suite with chrome fittings comprising corner bath with shower over, WC, wash hand basin and bidet. Period style heated towel rail. Part tiled walls. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear.

### SHOWER ROOM

With mains shower and WC and vanity wash basin. Tiled walls and floor. Opaque PVCu double glazed window to the side. Chrome heated towel rail.

## OUTSIDE

### CAR PORT

20'3" x 8'1" (6.17m x 2.46m)

### GARAGE

19'11" x 10'5" (6.07m x 3.18m)

With door to the front and side. Window to the side. Light and power.

To the front of the property the drive provides off road parking and access to the side car port with detached garage beyond. To the rear and accessed via the sitting room there is a paved patio seating area with superb lawned gardens beyond which enjoy a high degree of privacy and benefit from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Band "C"

### TENURE

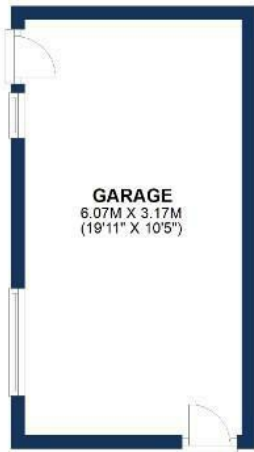
We are informed the property is Freehold . This should be verified by your Solicitor.

### NOTE

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



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**GARAGE**  
6.07M X 3.17M  
(19'11" X 10'5")

**GROUND FLOOR**

APPROX. 92.8 SQ. METRES (999.0 SQ. FEET)



**SITTING ROOM**  
5.10M X 3.68M  
(16'9" X 12'1")

**BREAKFAST KITCHEN**  
6.19M X 2.26M  
(20'4" X 7'5")

**DINING ROOM**  
4.33M X 3.68M  
(14'3" X 12'1")

**ENTRANCE HALL**  
4.67M X 2.26M  
(15'4" X 7'5")

**CAR PORT**  
6.18M X 2.45M  
(20'3" X 8'1")

**WC**

**FIRST FLOOR**

APPROX. 63.1 SQ. METRES (679.3 SQ. FEET)



**BEDROOM 2**  
3.68M X 3.57M  
(12'1" X 11'8")

**BATHROOM**  
3.92M X 2.26M  
(12'10" X 7'5")

**BEDROOM 3**  
3.35M X 2.57M  
(11' X 8'5")

**STORAGE**

**LANDING**

**SHOWER ROOM**  
2.39M X 1.74M  
(7'10" X 5'9")

**BEDROOM 1**  
3.68M X 3.48M  
(12'1" X 11'5")

**BEDROOM 4**  
2.43M X 2.26M  
(8' X 7'5")

TOTAL AREA: APPROX. 155.9 SQ. METRES (1678.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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