



## 147 PARK ROAD | TIMPERLEY

OFFERS OVER £825,000

A well presented and superbly proportioned substantial semi detached family home where viewing is essential to appreciate the proportions of the accommodation on offer. Arranged over 3 floors and approached via a welcoming entrance hall the ground floor provides an impressive open plan dining/sitting room towards the front with attractive inglenook fireplace whilst to the rear is an open plan living/dining kitchen with adjacent bar area plus separate utility room and shower room/WC. To the first floor there are three excellent double bedrooms serviced by the bathroom with separate WC and the accommodation is completed by the second floor which offers two further bedrooms. Externally there is ample off road parking within the driveway which has adjacent lawned gardens to the front and lead to the garage to the rear. The rear gardens incorporate a patio seating area with delightful lawned gardens beyond and enjoying a high degree of privacy and there is also a rear conservatory. Viewing is essential.

**POSTCODE: WA15 6QQ**

## DESCRIPTION

This substantial semi detached family home is typical of the era with rooms of generous size and tall ceilings and is well presented throughout with accommodation arranged over 3 floors.

The accommodation is approached via a recessed porch leading onto the welcoming entrance hall which immediately provides a sense of the character and space which continues throughout. Towards the front of the property is a separate dining room with attractive inglenook with leaded and stained glass windows and opening onto a large separate sitting room. Towards the rear of the property is a living room with adjacent bar area which opens onto the dining area with kitchen off. From the dining area is also a door onto the rear garden. The ground floor accommodation is completed by the utility room and the shower room/WC. To the first floor there are three excellent double bedrooms serviced by the family bathroom with separate WC. To the second floor there are two further double bedrooms, one of which has access to a large storage area.

Externally there is off road parking within the driveway which has adjacent lawned gardens and leads to the detached garage/air raid shelter towards the rear of the property which also has an adjacent conservatory with double doors onto the garden. The rear gardens incorporate a patio seating area with delightful lawns beyond.

The location is ideal being within easy reach of Timperley village centre and with Timperley Metrolink station a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

To conclude an impressive family home where viewing is essential to appreciate the proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

**12'10" x 9'11" (3.91m x 3.02m)**

With original leaded and stained glass panelled front door with adjacent opaque leaded and stained glass window. Spindle balustrade staircase to first floor. Natural wood flooring. Dado rail. Picture rail. Ceiling cornice. Radiator. Understairs storage cupboard.

#### DINING ROOM

**15'4" x 15'3" (4.67m x 4.65m)**

With leaded effect timber framed double glazed bay window to the front. Attractive inglenook housing a living flame gas fire with granite effect insert and hearth and flanked by opaque leaded and stained glass windows. Natural wood flooring. Ceiling cornice. Picture rail. Archway to:

#### SITTING ROOM

**21'5" x 13'1" (6.53m x 3.99m)**

A superb sitting room with the continuation of natural wood flooring from the dining room. Picture rail. Ceiling cornice. Living flame gas fire. Leaded effect timber framed double glazed window to the front. Radiator. Television aerial point.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING

##### LIVING ROOM

**18'4" x 10'8" (5.59m x 3.25m)**

With ample space for living suite and with an adjacent bar area. Cornice. Radiator. Opening to:

##### DINING KITCHEN COMPRISING

##### BREAKFAST AREA

**7'7" x 5'11" (2.31m x 1.80m)**

##### KITCHEN

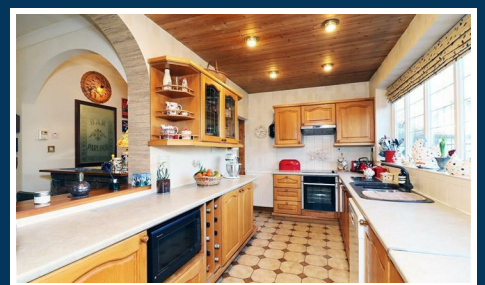
**14'7" x 7'10" (4.45m x 2.39m)**

Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Integrated fridge and freezer. Space for dishwasher. Tiled splashback. Ample space for dining suite within the dining area which also has a hardwood leaded effect timber framed double glazed window to the rear and door providing access to the rear garden. Two radiators.

##### UTILITY ROOM

**8'4" x 5'11" (2.54m x 1.80m)**

With white high gloss base units with work surface over incorporating stainless steel sink unit with drainer. Wall mounted gas central heating boiler. Leaded effect timber framed double glazed window to the side. Plumbing for washing machine. Space for dryer. Space for fridge freezer.



## SHOWER ROOM

7'10" x 5'2" (2.39m x 1.57m)

With a suite comprising tiled shower enclosure, wash hand basin and WC. Opaque leaded effect timber framed double glazed window to the side. Radiator. Loft access hatch. Tiled splashback.

## FIRST FLOOR

### LANDING

12'9" x 9'11" (3.89m x 3.02m)

With leaded effect timber framed double glazed window to the side. Cornice. Dado rail. Spindle balustrade staircase to second floor. Radiator. Storage cupboard.

### BEDROOM 1

18'9" x 12'10" (5.72m x 3.91m)

With leaded effect timber framed double glazed window to the front. Fitted wardrobes and overhead cupboards. Picture rail. Ceiling cornice. Television aerial point. Radiator.

### BEDROOM 2

15'4" x 11'10" (4.67m x 3.61m)

With leaded effect timber framed double glazed bay window to the front. Picture rail. Ceiling cornice. Radiator.

### BEDROOM 3

13'4" x 11'11" (4.06m x 3.63m)

Leaded effect timber framed double glazed window to the rear. Radiator. Picture rail.

### BATHROOM

10'1" x 6'2" (3.07m x 1.88m)

With a suite comprising panelled bath plus bidet, wash hand basin and WC. Opaque leaded and stained glass timber framed double glazed window to the rear. Part tiled walls. Radiator.

### WC

With leaded and stained glass panelled door. Opaque leaded and stained glass window to the rear. WC. Half tiled walls. Radiator.

## SECOND FLOOR

### LANDING

Dado rail. Velux window to the side.

### BEDROOM 4

11'1" x 10'4" (3.38m x 3.15m)

With two Velux windows to the front. Access to large eaves storage area. Recessed low voltage lighting.

### BEDROOM 5

20'3" x 9'0" (6.17m x 2.74m)

With leaded effect timber framed double glazed window to the rear. Recessed low voltage lighting.

## OUTSIDE

To the front of the property the block paved driveway provides off road parking for several vehicles and benefits from adjacent lawned gardens with mature hedge and fence borders and there is also an external power point to the front. The drive provides access to the:

### GARAGE/AIR RAID SHELTER

29'2" x 11'0" (8.89m x 3.35m)

With up and over door. Light and power. Air raid shelter towards the end.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with hedge border. External water feed.

### CONSERVATORY

9'6" x 8'9" (2.90m x 2.67m)

Attached to the garage double PVCu double glazed doors. Wood effect parquet clay tile flooring. Plus light and power.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

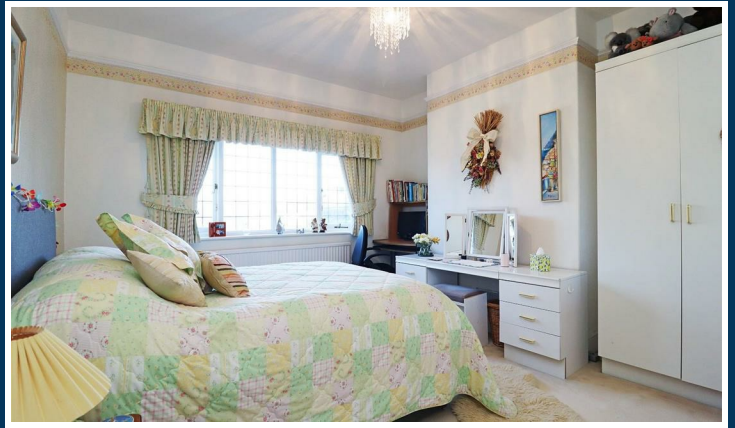
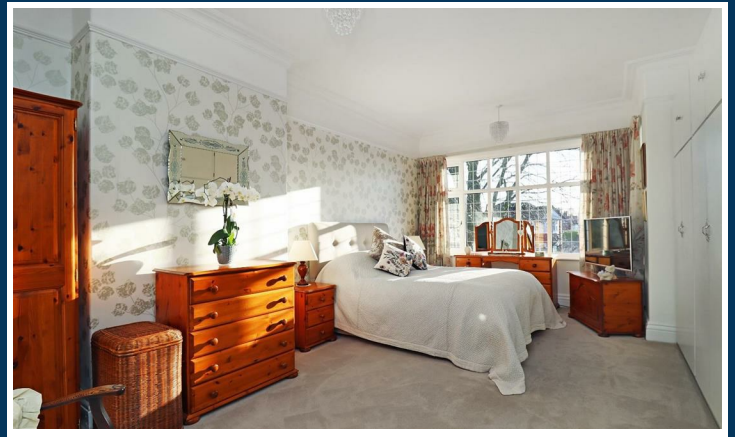
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### TENURE

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

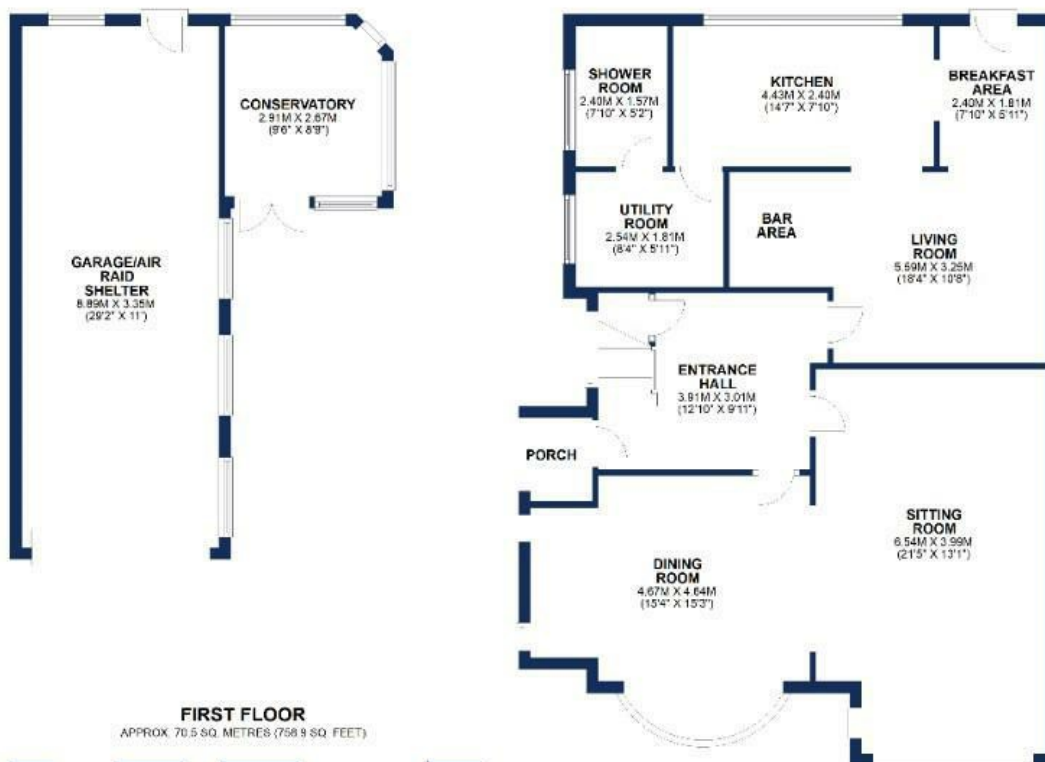
### NOTE

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

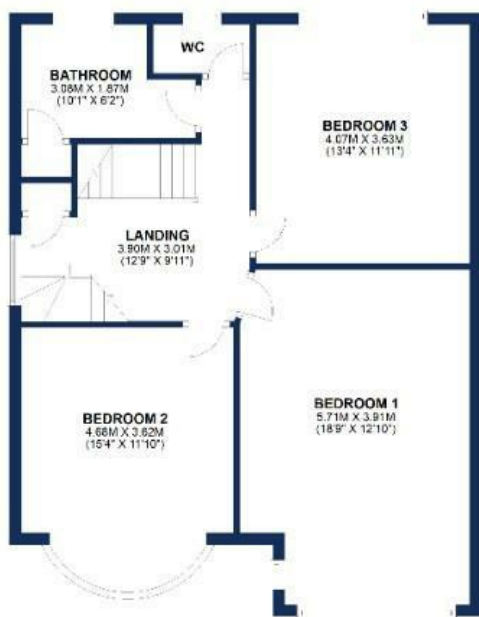


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**GROUND FLOOR**  
APPROX. 133.7 SQ. METRES (1436.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 70.5 SQ. METRES (758.9 SQ. FEET)



**SECOND FLOOR**  
APPROX. 43.4 SQ. METRES (467.4 SQ. FEET)



TOTAL AREA: APPROX. 247.6 SQ. METRES (2665.1 SQ. FEET)

Prepared For: Buxton Properties Ltd



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