



## 11 DEANS GATE LANE | TIMPERLEY

£390,000

A superbly presented and extended semi detached family home in a sought after location within the catchment area of highly regarded primary and secondary schools and walking distance of the Metrolink station at Navigation Road. The accommodation briefly comprises entrance hall, front sitting room, extended open plan living dining kitchen with doors onto the rear gardens, three bedrooms and bathroom/WC to the first floor. Off road parking to the front and south westerly facing gardens to the rear incorporating a decked seating area with lawns beyond. Viewing is highly recommended.



POSTCODE: WA15 6SB

## DESCRIPTION

A traditional semi detached family home that has been extended to provide superbly proportioned living accommodation which needs to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room. Towards the rear of the property the extension provides an impressive open plan living dining kitchen with ample space for living and dining suites and with double doors leading onto a decked seating area with delightful lawns beyond. The ground floor accommodation is completed by the understairs storage area. To the first floor there are three bedrooms and bathroom/WC.

To the front of the property the driveway provides off road parking and there is gated access to the side. To the rear and accessed via the open plan space there is a decked seating area with delightful lawns beyond benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools including Wellington School and also within easy reach of Navigation Road Metrolink station and with Altrincham town centre a little further distant. There are local shops available at the bottom of Deansgate Lane.

A superb property that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. Telephone point.

#### SITTING ROOM

12'3" x 9'9" (3.73m x 2.97m)

PVCu double glazed bay window to the front. Laminate flooring. Television aerial point.

#### OPEN PLAN LIVING DINING KITCHEN

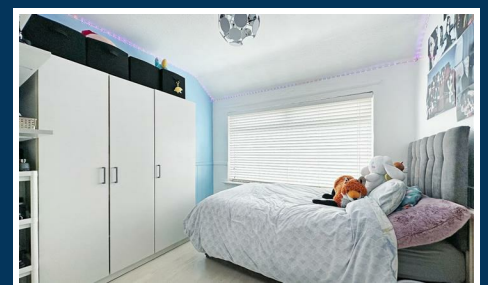
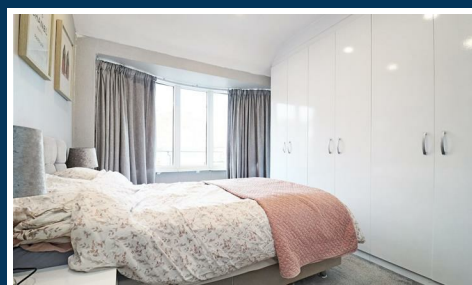
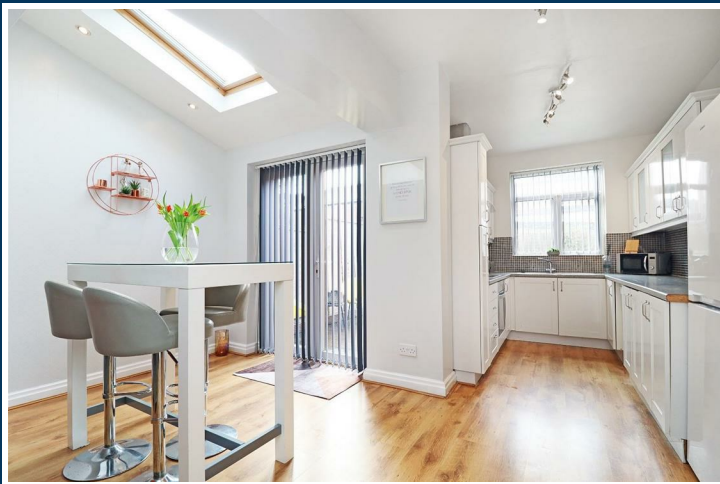
27'3" x 15'4" (8.31m x 4.67m)

With ample space for living and dining suites. Comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring hob with stainless steel extractor hood. Space for dishwasher, fridge freezer and plumbing for washing machine. Tiled splashback. Laminate flooring. PVCu double glazed window to the rear. Two radiators. PVCu double glazed doors provide access to the rear garden. PVCu double glazed window overlooking the rear garden.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side. Airing cupboard.



## BEDROOM 1

12'3" x 9'9" (3.73m x 2.97m)

With PVCu double glazed bay window to the front. Fitted wardrobes. Recessed low voltage lighting. Radiator.

## BEDROOM 2

9'10" x 9'9" (3.00m x 2.97m)

PVCu double glazed window overlooking the rear garden. Laminate flooring. Radiator. Half panelled walls.

## BEDROOM 3

7'5" x 5'6" (2.26m x 1.68m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

5'7" x 5'6" (1.70m x 1.68m)

With a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Heated towel rail. Tiled walls. Opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property the drive provides off road parking and there is gated access towards the side and rear. To the rear is access to an external store.

Immediately to the rear is a decked seating area with delightful lawns beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

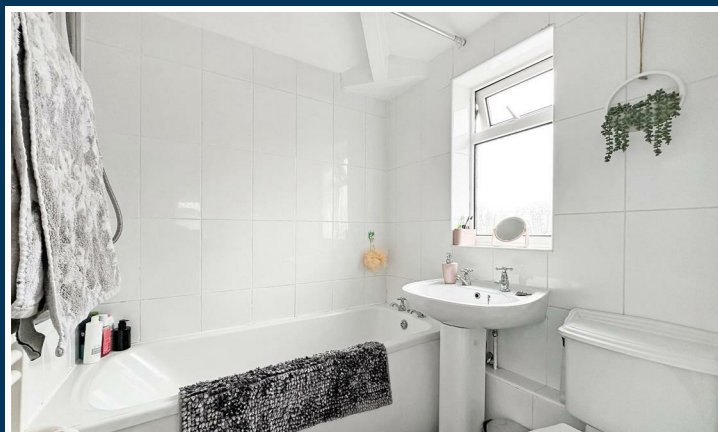
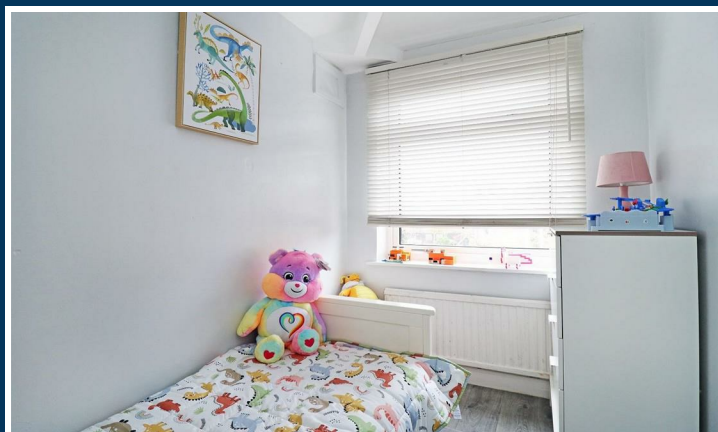
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## TENURE

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. 48.4 SQ. METRES (520.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 30.2 SQ. METRES (324.8 SQ. FEET)

**TOTAL AREA: APPROX. 78.5 SQ. METRES (845.4 SQ. FEET)**

Floorplans For Illustrative Purposes Only



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