



311 STOCKPORT ROAD | TIMPERLEY

OFFERS OVER £325,000

NO ONWARD CHAIN A delightful semi detached cottage dating back to the 1800's and located within easy walking distance of Timperley village centre. The accommodation is arranged over 4 floors and briefly comprises living room, fitted dining kitchen with access to the rear gardens, cellars, ripe for conversion subject to the relevant permissions being obtained, 2 double bedrooms one benefiting from a walk in wardrobe and modern family bathroom/WC. Delightful courtyard garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 7UE

DESCRIPTION

A delightful semi detached cottage dating back to the 1800s superbly presented and proportioned throughout and located in the heart of Timperley village centre.

Towards the front of the property is a separate living room whilst to the rear is an open plan dining kitchen fitted with a comprehensive range of high gloss units with integrated appliances and also with access onto the rear garden. The property also benefits from cellars which feature two chambers, one to the front and the second to the rear currently used as a utility room and also housing the gas central heating boiler.

To the first floor there is one double bedroom and modern family bathroom/WC whilst to the second floor the accommodation is completed by a second double bedroom with adjacent walk in wardrobe.

Externally to the rear of the property there is a delightful courtyard garden with decked seating area and gated access to the side providing access toward the front.

The location is ideal being within walking distance of Timperley village centre with its full range of shops and also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'5" x 11'5" (3.48 x 3.48)

With composite front door. PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Television aerial point. Laminate wood flooring.

DINING KITCHEN

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

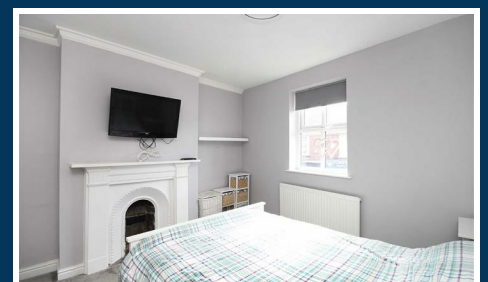
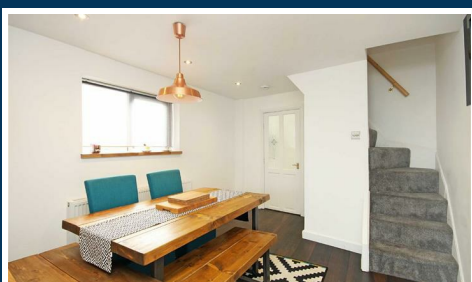
A superb dining kitchen with a comprehensive range of high gloss units with light wood work surfaces over incorporating 1 ½ bowl sink unit with drainer with hose tap, 5 ring gas hob with stainless steel extractor hood over, integrated double oven/grill, integrated dishwasher and fridge freezer. Tiled splashback. Ample space for dining suite. Laminate wood flooring. PVCu double glazed windows to the side and rear. Door to the rear courtyard. Recessed low voltage lighting. Television aerial point. Access to cellars. Stairs to upper floors.

CELLARS

CHAMBER 1

13'3" x 10'5" (4.04 x 3.18)

Opaque PVCu double glazed window to the side. Light and power. Radiator. Extractor fan.



CHAMBER 2

13'0" x 10'10" (3.96 x 3.30)

Currently used as a utility room with work surface with plumbing for washing machine and space for dryer beneath. Wall mounted Baxi combination gas central heating boiler. Understairs storage cupboard.

FIRST FLOOR

LANDING

Recessed low voltage lighting.

BEDROOM 1

11'3" x 11'2" (3.43 x 3.40)

With fitted wardrobes. PVCu double glazed window to the front. Focal point of a cast iron fireplace. Television aerial point. Radiator.

BATHROOM

10'2" x 6'1" (3.10 x 1.85)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Part tiled walls. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear.

SECOND FLOOR

BEDROOM 2

11'5" x 14'3" (3.48 x 4.34)

With PVCu double glazed window to the side. Radiator. Exposed beam ceiling. Television aerial point. Adjacent walk in wardrobe (10'5" x 4'5")

OUTSIDE

To the rear of the property is a courtyard garden with decked seating area. Gated access to the side leading to the front.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

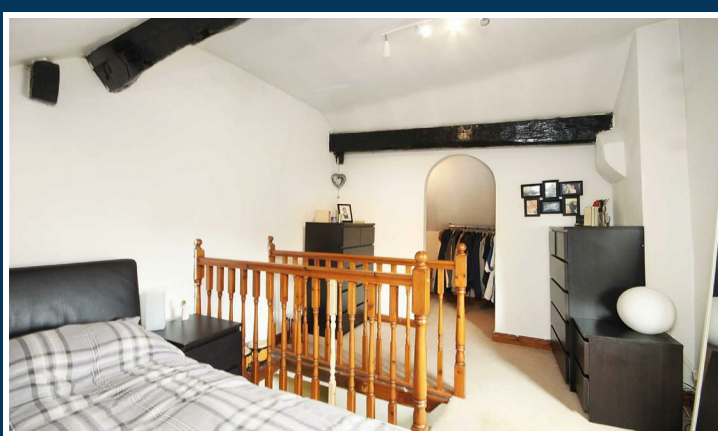
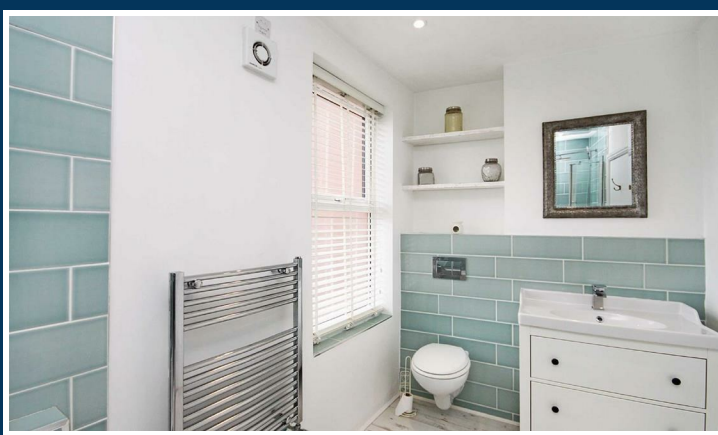
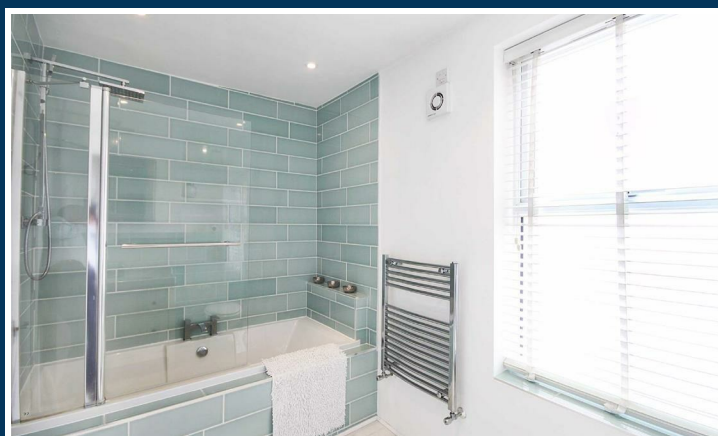
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TENURE

To be confirmed.

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. 35.2 SQ. METRES (378.5 SQ. FEET)



CELLAR
APPROX. 28.1 SQ. METRES (302.9 SQ. FEET)



FIRST FLOOR
APPROX. 27.1 SQ. METRES (291.2 SQ. FEET)



SECOND FLOOR
APPROX. 20.1 SQ. METRES (216.8 SQ. FEET)



TOTAL AREA: APPROX. 110.5 SQ. METRES (1189.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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