



30 BOLLIN DRIVE | TIMPERLEY

£595,000

NO ONWARD CHAIN A beautifully presented and extended semi detached family home in this sought after location within walking distance of Timperley Metrolink station and local shops on Park Road. The accommodation briefly comprises of a welcoming entrance hall, front sitting room plus separate rear living room with doors to the rear gardens, impressive open plan dining kitchen with French doors leading to the gardens at the side and also an adjacent separate utility room and access to the under stairs storage cupboard. The ground floor accommodation is completed by the shower room/WC. To the first floor the master bedroom benefits from an en-suite shower room/WC and fitted furniture by Hammonds and there are three further double bedrooms serviced by the contemporary family bathroom/WC. Off road parking within the driveway to the front and with gardens to the side and paved seating areas immediately to the rear. New roof. Viewing is highly recommended.

POSTCODE: WA14 5QS

DESCRIPTION

This superbly presented semi detached family home is ideally located within walking distance of Timperley Metrolink station and with local shops available on Park Road. The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation has been extended to create superbly proportioned living space presented to an exceptional standard and needs to be seen to be appreciated. A bespoke designed porch with vaulted ceiling leads onto a welcoming entrance hall which provides access onto a front sitting room whilst to the rear is a further living room with double doors leading onto the block paved seating area which in turn leads onto the garden at the side. Also towards the rear of the property is an impressive open plan dining kitchen fitted with a comprehensive range of high gloss units and with natural wood work surfaces and central island with granite surface providing a raised dining area and with double doors leading onto the gardens. From the kitchen there is also access to an under stairs storage cupboard and the ground floor accommodation is completed by the shower room/WC.

To the first floor the master bedroom benefits from an adjacent shower room/WC and also has fitted quality furniture by Hammonds including wardrobes and matching bedside cabinets. There are three further double bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

To the front of the property the drive provides off road parking and there is gated access to the gardens. Immediately to the side the gardens are laid with artificial grass and lead onto paved and block paved seating areas towards the rear.

Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Incorporating bespoke designed porch with vaulted ceiling. Composite front door. Porcelain tiled floor. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard.

SHOWER ROOM

5'82" x 5'8" (1.52m x 1.73m)

Fitted with a white suite with chrome fittings comprising corner tiled shower enclosure, wash hand basin and WC. Half tiled walls. Recessed low voltage lighting. Extractor fan. PVCu double glazed window to the front.

SITTING ROOM

12'3" x 12'1" (3.73m x 3.68m)

PVCu double glazed bay window to the front with leaded effect top lights. Natural wood flooring. Radiator. Television aerial point.

LIVING ROOM

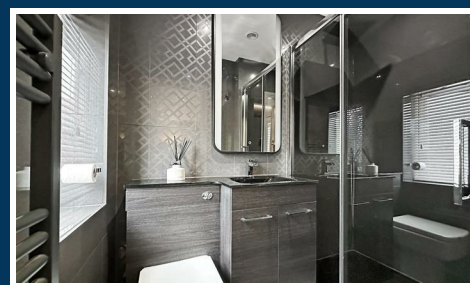
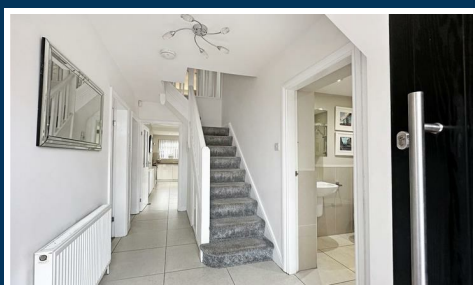
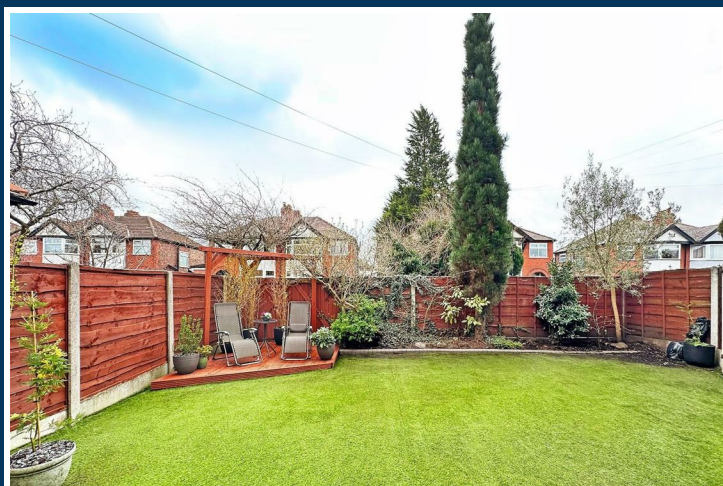
12'2" x 12'1" (3.71m x 3.68m)

With a focal point of an electric fireplace with marble effect insert and hearth. PVCu double glazed double doors provide access to the block paved seating area. Radiator. Television aerial point.

DINING KITCHEN

17'6" x 13'10" (5.33m x 4.22m)

Fitted with a comprehensive range of white high gloss wall and base units with contrasting oak work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Large central island with black granite work top, power points and built in storage and dining space for 6 people on the granite work surface. Space for Range oven, American style fridge freezer and dishwasher. Stainless steel extractor hood and splashback. Tiled floor. Recessed low voltage lighting. Built in Sonos speaker system. Two radiators. PVCu double glazed window to the rear. PVCu double glazed door provides access to the garden. Access to under stairs storage cupboard and adjacent:



UTILITY ROOM

6'6" x 5'7" (1.98m x 1.70m)

With high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Tiled floor and splashback. Radiator. Opaque PVCu double glazed window to the side.

LANDING

Loft access hatch with pull down ladder to partially boarded loft space. Velux window.

BEDROOM 1

14'5" x 14'2" (4.39m x 4.32m)

With fitted quality wardrobes by Hammonds with matching bedside cabinets and headboard. Television aerial point. Radiator. PVCu double glazed window to the side. Hardwired network points for internet.

EN-SUITE

7'3" x 4'6" (2.21m x 1.37m)

Fitted with a contemporary suite comprising shower enclosure, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

14'4" x 10'8" (4.37m x 3.25m)

PVCu double glazed bay window to the front. Radiator. Hard wired network points for internet.

BEDROOM 3

10'11" x 10'1" (3.33m x 3.07m)

PVCu double glazed window to the rear. Radiator. Fitted wardrobe.

BEDROOM 4

13'6" x 8'1" (4.11m x 2.46m)

Two PVCu double glazed windows to the front. Radiator.

BATHROOM

7'62 x 6'0" (2.13m x 1.83m)

Fitted with a white suite with chrome fittings comprising bath with mains shower over, pedestal wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property the block paved drive provides off road parking and has adjacent well stocked flowerbeds and fence borders. EV charging point. Gated access to the rear.

To the side and rear the gardens incorporate lawns laid with artificial grass which in turn lead onto separate patio and block paved seating areas immediately to the rear. There are external power points and water feed.

SERVICES

All main services are connected.

POSSESSION

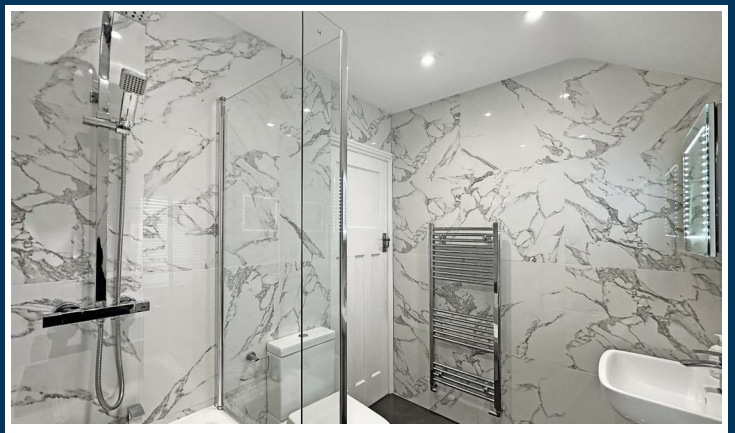
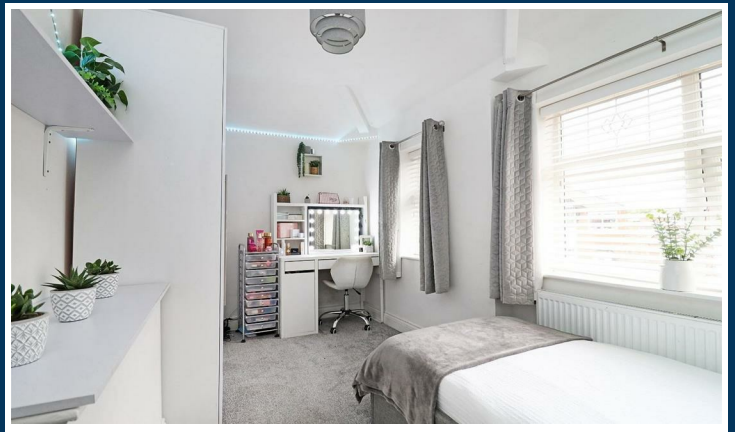
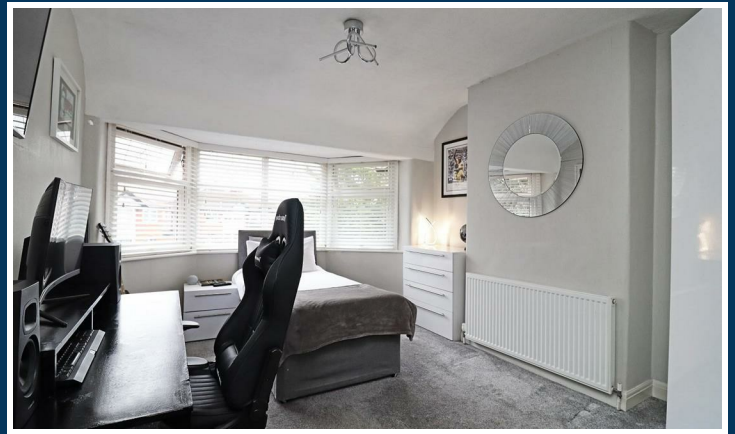
Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

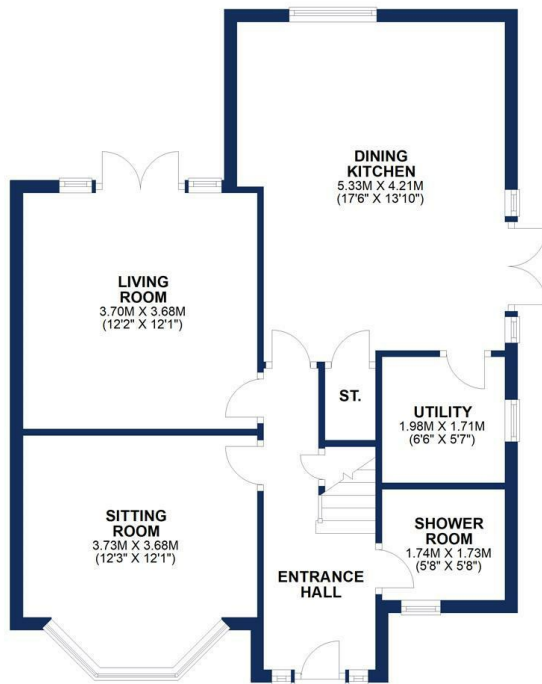
We are informed the property is Freehold. This should be verified by your Solicitor.



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GROUND FLOOR

APPROX. 63.0 SQ. METRES (678.6 SQ. FEET)



FIRST FLOOR

APPROX. 62.0 SQ. METRES (667.4 SQ. FEET)



TOTAL AREA: APPROX. 125.0 SQ. METRES (1346.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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