



## 11 ALEXANDER DRIVE | TIMPERLEY

OFFERS OVER £650,000

\*\*\*NO ONWARD CHAIN\*\*\* Having undergone a complete programme of modernisation this family home is presented to an exceptional standard and is in an ideal location within walking distance of Timperley village centre and with The Willows Primary School and Wellington School on the doorstep. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen to the rear with bi-folding doors to the rear patio with gardens beyond and a full range of integrated appliances. Adjacent to the kitchen is a separate utility room and the ground floor accommodation is completed by the cloakroom/WC and also a study area off the hallway. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite. Externally there is off road parking within an Indian stone driveway to the front whilst to the rear is an Indian stone patio with delightful lawned gardens beyond enjoying a high degree of privacy and benefitting from a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6NF

## DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines original features with contemporary fittings and needs to be seen to be appreciated.

To the front of the property to one side is a separate sitting room and to the other is a useful study area whilst to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of units with quartz work surfaces, a full range of integrated appliances, central island with breakfast bar and bi-folding doors providing access to the south westerly facing rear gardens. This space truly acts as the heart of the home. The ground floor accommodation is completed by a cloakroom/WC and there is also the utility room which has access to the side.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom. The family bathroom is fitted with a contemporary white suite with chrome fittings.

To the front of the property the Indian stone driveway provides off road parking and provides access to the rear. Immediately to the rear is a patio seating area with superb lawned gardens beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day and also with a high degree of privacy.

The location is ideal being within walking distance of The Willows School and Wellington School and also Timperley village centre and with Altrincham town centre a little further distant. Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With leaded and stained effect glass panelled composite front door. Laminate wood flooring. Radiator. Stairs with glass balustrade. Recessed low voltage lighting.

#### STUDY

**6'5" x 5'6" (1.96m x 1.68m)**

A useful room with opaque PVCu double glazed windows to the side and front. Radiator. Access to under stairs storage area.

#### SITTING ROOM

**12'7" x 7'2" (3.84m x 2.18m)**

With PVCu double glazed bay window to the front. Radiator. Ceiling cornice.

#### OPEN PLAN LIVING DINING KITCHEN

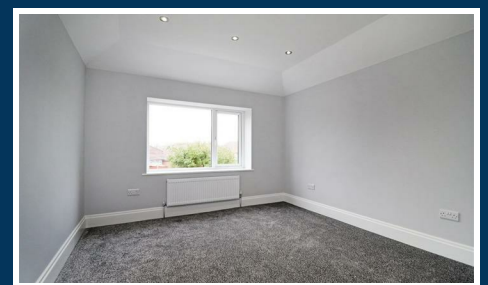
**24'10" x 20'8" maximum measurements (7.57m x 6.30m maximum measurements)**

Fitted with a comprehensive range of grey wall and base units with quartz work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Central island with breakfast bar. Integrated Bosch oven/grill and microwave. Bosch induction hob with stainless steel extractor hood. Hotpoint dishwasher and fridge freezer. Quartz splashback. Recessed low voltage lighting. Two sets of bi-folds provide access onto the south westerly facing garden at the rear and there is a PVCu double glazed window to the side and Velux window to the rear. Laminate wood flooring. Recessed low voltage lighting. Two radiators. Within the living area there is a focal point of a solid fuel burner.

#### UTILITY

**8'3" x 6'1" (2.51m x 1.85m)**

With fitted base units with quartz work surfaces over incorporating stainless steel sink unit with drainer. Washing machine and dryer. Laminate flooring. Recessed low voltage lighting. Extractor fan. PVCu double glazed door provides access to the side. Newly installed wall mounted Ideal combination gas central heating boiler.



## CLOAKROOM

With low level WC and wash hand basin. Extractor fan. Laminate wood flooring.

## FIRST FLOOR

### LANDING

Opaque leaded and stained effect PVCu double glazed window to the side. Loft access hatch.

### BEDROOM 1

12'2" x 10'9" (3.71m x 3.28m)

With PVCu double glazed window overlooking the rear garden. Radiator.

### EN-SUITE

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled floor and splashback. Underfloor heating.

### BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

12'7" x 10'3" (3.84m x 3.12m)

PVCu double glazed bay window to the front. Radiator.

### BEDROOM 4

9'10" x 6'5" (3.00m x 1.96m)

A well proportioned fourth bedroom with two PVCu double glazed windows to the front. Radiator.

## BATHROOM

7'10" x 6'10" (2.39m x 2.08m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Radiator. Tiled floor and splashback. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the Indian stone driveway provides off road parking and mature hedge and fence borders. There is access to the rear via the side of the house where there is an external water feed.

Immediately to the rear and accessed via the impressive open plan living dining kitchen is a patio seating area with delightful lawns beyond benefitting from a south westerly aspect to enjoy the sun for the majority of the day. There is also a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

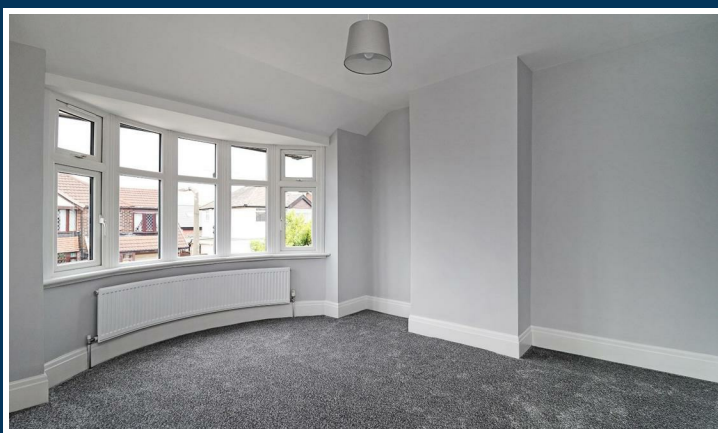
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## TENURE

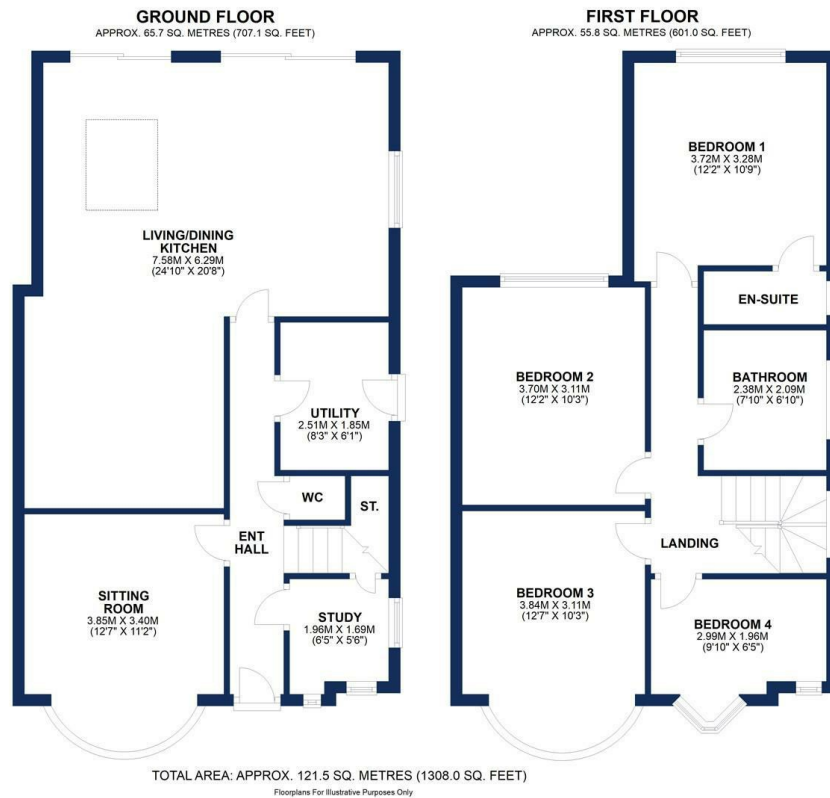
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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