



## 12 VALE ROAD | TIMPERLEY

OFFERS IN THE REGION OF £400,000

\*\*\*NO ONWARD CHAIN\*\* A traditional bay fronted semi detached family home in a sought after location within easy reach of Timperley village centre. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom, spacious sitting room, rear dining room with views over the gardens and adjacent fitted kitchen with access to the side driveway, three bedrooms and shower room with separate WC. Gas fired central heating. PVCu double glazing. Detached garage and driveway providing off road parking. To the rear the gardens incorporate a patio seating area with delightful lawns beyond benefitting from a south westerly aspect to enjoy the sun all day. Much further potential subject to obtaining the relevant approvals.



POSTCODE: WA15 7TG

## DESCRIPTION

Positioned in a sought after residential location Vale Road is ideally placed being within the catchment area of highly regarded primary and secondary schools and specifically close to The Willows Primary School and Wellington School. Timperley village centre and Altrincham town centre with the Metrolink station providing a commuter service into Manchester are both within easy reach. The surrounding area is developed mainly with semi detached houses set within mature gardens all of which combine to create an attractive setting.

This particular property is well proportioned throughout and although well cared for requires a degree of modernisation. Toward the front of the property is a spacious sitting room with bay window whilst to the rear is a separate dining room overlooking the delightful south westerly facing gardens. There is an adjacent fitted kitchen with pantry and door providing access to the side. The ground floor accommodation is completed by the cloakroom/WC. At first floor level there are three bedrooms and shower room with separate WC.

To the front of the property the drive provides off road parking and continues to the side leading to the detached garage. To the rear the gardens incorporate a patio seating area and delightful lawns with well stocked flower beds and fence borders all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

In conclusion, a superb family home in a prime location and with much further potential subject to the obtaining the appropriate consent.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor.

#### CLOAKROOM

With WC and wash hand basin. Tiled splashback.

#### SITTING ROOM

14'3" x 12'3" (4.34m x 3.73m)

PVCu double glazed bay window to the front. Focal point of a living flame gas fire with marble effect insert and hearth. Television aerial point. Radiator. Ceiling cornice.

#### DINING ROOM

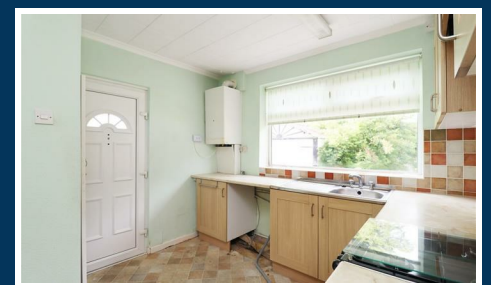
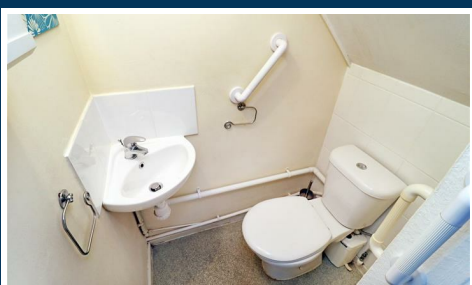
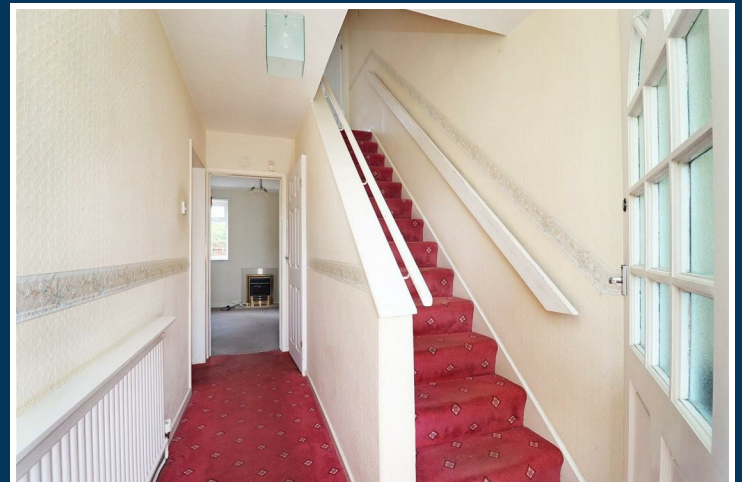
10'11" x 8'8" (3.33m x 2.64m)

Two PVCu double glazed windows overlooking the south westerly facing gardens. Radiator. Ceiling cornice.

#### KITCHEN

10'11" x 9'10" (3.33m x 3.00m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating a stainless steel sink unit the drainer. Space for all appliances. Tiled splashback, PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Wall mounted gas central heating boiler. Pantry cupboard. Radiator.



## FIRST FLOOR

### LANDING

### BEDROOM 1

14'3" x 12'3" (4.34m x 3.73m)

PVCu double glazed bay window to the front. Fitted wardrobes with overhead cupboards. Radiator. Telephone point.

### BEDROOM 2

12'3" x 10'11" (3.73m x 3.33m)

PVCu double glazed window to the rear. Radiator. Television aerial point. Ceiling cornice.

### BEDROOM 3

7'5" x 6'3" (2.26m x 1.91m)

PVCu double glazed window to the front. Radiator.

### SHOWER ROOM

7'1" x 4'7" (2.16m x 1.40m)

With tiled shower enclosure and wash hand basin. Chrome heated towel rail. Half tiled walls. Opaque PVCu double glazed window to the rear. Airing cupboard.

### WC

With low level WC. Opaque PVCu double glazed window to the rear. Half tiled walls.

### OUTSIDE

To the front of the property the drive provides off road parking and continues to the side leading to the detached garage at the rear. The garage has double doors to the front.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders 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

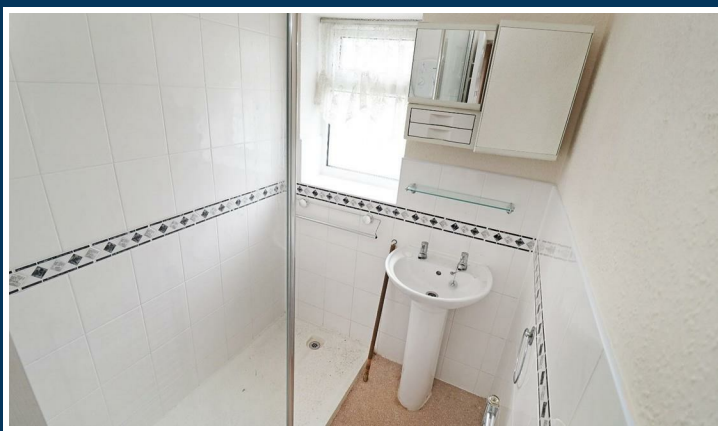
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### TENURE:

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

### NOTE

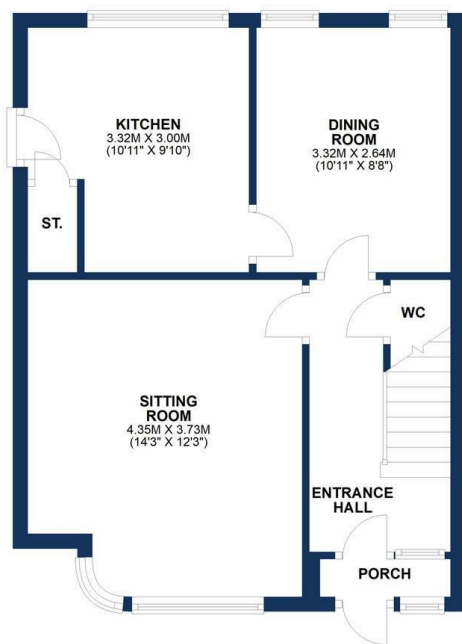
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 43.5 SQ. METRES (468.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.7 SQ. METRES (470.4 SQ. FEET)



TOTAL AREA: APPROX. 87.2 SQ. METRES (939.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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