



THE COTTAGE CLAREMONT DRIVE | WEST TIMPERLEY

OFFERS OVER £600,000

NO ONWARD CHAIN An exciting opportunity to purchase a detached family home in an exclusive location with much further potential subject to the relevant permissions being obtained. The existing accommodation briefly comprises welcoming entrance hall, large sitting room with doors onto the garden, dining room plus separate morning room and adjacent kitchen. To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC and there is access to a large landing store. Externally there are gardens to all sides and a driveway provides off road parking and access to the detached garage with rear store. A superb family home with much further potential and extensive gardens that need to be seen to be appreciated.

POSTCODE: WA14 5NE

DESCRIPTION

This detached family home represents a superb opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained. The property occupies an enviable location nestled towards the head of this quiet cul de sac within an attractive setting in a private road. The property also lies within the catchment area of highly regarded primary and secondary schools and is within easy reach of Timperley Metrolink Station and with Timperley village and Altrincham town centres close by. The property also benefits from access to the Claremont Tennis Club situated at the end of the road.

The accommodation is well proportioned throughout and approached via a welcoming entrance hall which leads onto a separate cloaks area. Towards the front and side of the property is a large sitting room with bay window to the side and doors to the rear leading onto the lawned gardens. Also towards the rear of the property is a separate dining room again overlooking the rear gardens and the ground floor accommodation is then completed by the morning room with adjacent kitchen with access to the side.

To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC.

Externally there is off road parking within the driveway accessed via Attenburys Lane and providing access to the detached garage. Off Claremont Drive there is gated pedestrian access flanked by lawned gardens. The gardens extend to both sides and the rear which enjoys a southerly aspect to enjoy the sun all day and also enjoys a high degree of privacy.

A superb opportunity with much more potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

10'11" x 77" (3.33m x 23.47m)

Hardwood glass panelled front door. Spindle balustrade staircase to first floor. Radiator. Access to a separate storage room to the front which could ideally be used as a separate cloakroom.

SITTING ROOM

18'11" x 17'4" (5.77m x 5.28m)

With PVCu double glazed doors providing access onto the south facing gardens at the rear. PVCu double glazed bay window to the side overlooking the lawned gardens. PVCu double glazed window to the front overlooking the front garden. Picture rail. Ceiling cornice. Wall mounted gas fire. Radiator.

DINING ROOM

13'8" x 11'0" (4.17m x 3.35m)

With PVCu double glazed windows to the side and rear. Fitted storage cupboard. Radiator. Telephone point. Picture rail.

MORNING ROOM

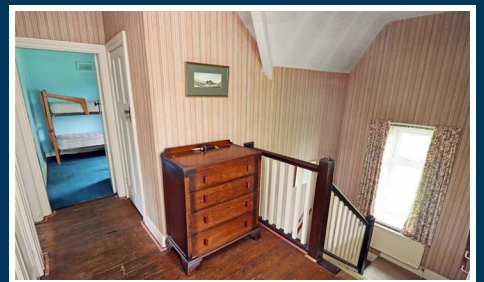
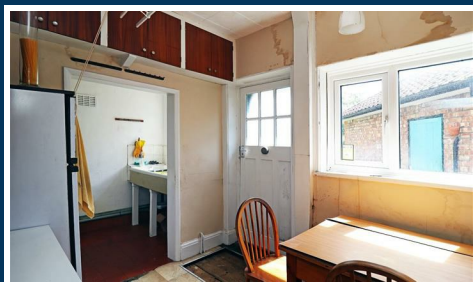
8'5" x 7'3" (2.57m x 2.21m)

KITCHEN

7'0" x 4'4" (2.13m x 1.32m)

With space for cooker, plumbing for washing machine and space for fridge freezer. Enamel sink unit with drainer. Wall mounted storage cupboard. Space for table and chairs. Two PVCu double glazed windows to the side. Door provides access to the side. Radiator. Tiled splashback.

FIRST FLOOR



LANDING

13'3" x 11'1" (4.04m x 3.38m)

With opaque PVCu double glazed window to the front at half landing level and radiator. Airing cupboard and large storage cupboard.

BEDROOM 1

14'5" x 11'0" (4.39m x 3.35m)

With PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM 2

12'6" x 11'0" (3.81m x 3.35m)

With PVCu double glazed window to the rear. Radiator. Fitted wardrobe and storage cupboard. Picture rail.

BEDROOM 3

9'52" x 7'7" (2.74m x 2.31m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

7'3" x 5'5" (2.21m x 1.65m)

With suite comprising bath and wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls.

WC

With WC and opaque PVCu double glazed window to the side. Half tiled walls.

OUTSIDE

Towards the front of the property there is gated pedestrian access via a flagged footpath flanked by extensive lawned gardens with well stocked flowerbeds and hedge borders. To the side there are double gates off Attenburys Lane leading to the driveway providing off road parking and also access to the detached garage. There are two separate store rooms to the rear, one housing the boiler. Also towards the side and rear are attractive lawned gardens with a south westerly facing aspect to enjoy the sun all day with well stocked flowerbeds and fence border.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

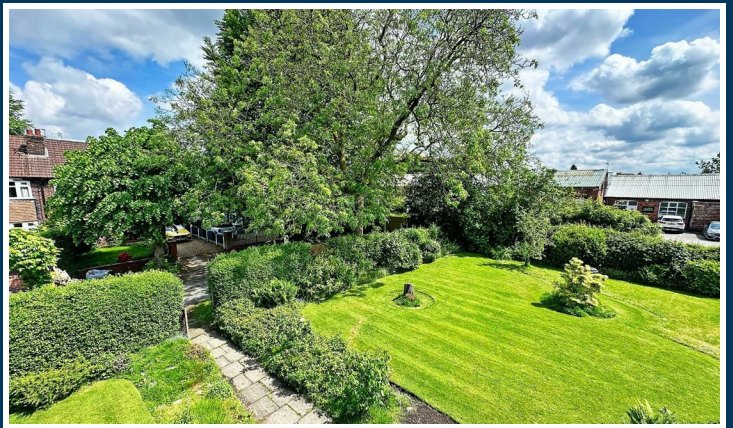
Band "E"

TENURE:

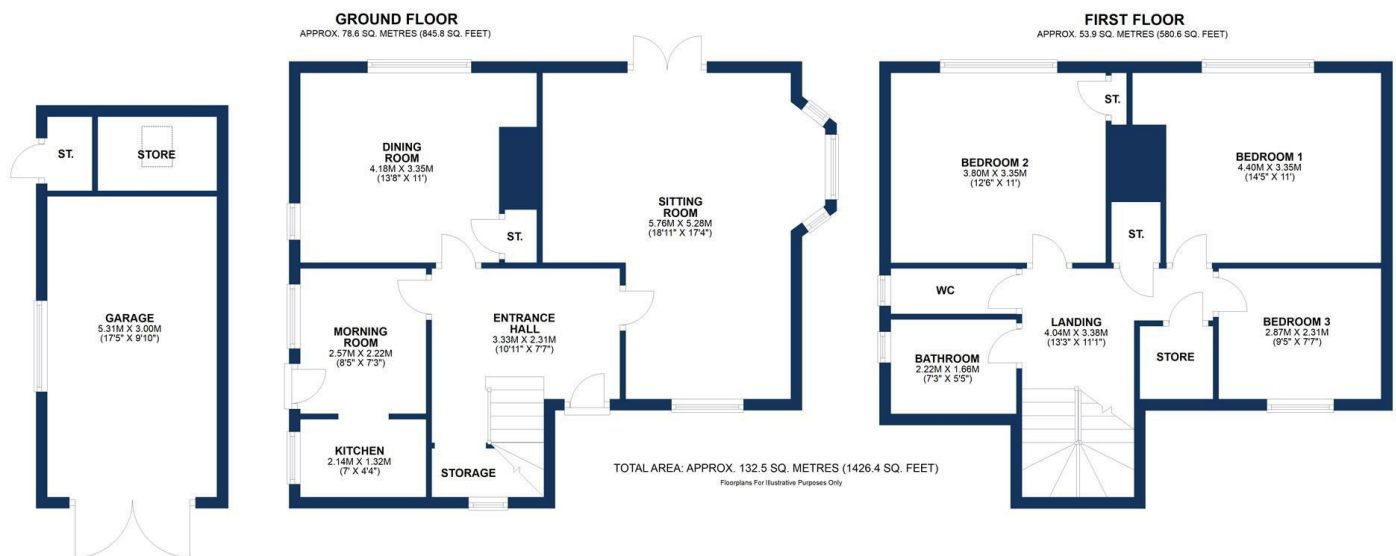
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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