



6 THE TRIANGLE | TIMPERLEY

OFFERS OVER £375,000

NO ONWARD CHAIN A superbly proportioned and well presented traditional semi detached family home in a superb location close to the village centre and with south facing rear gardens to enjoy the sun all day. The accommodation briefly comprises entrance hall, front sitting room plus rear dining room with doors onto the rear gardens, fitted kitchen with access to the side, three well proportioned bedrooms serviced by the bathroom/WC. To the front of the property the flagged driveway provides off road parking and leads to the side. To the rear is a patio seating area with delightful lawns beyond with a high degree of privacy and with a southerly aspect.

Viewing is highly recommended.

POSTCODE: WA15 6DP

DESCRIPTION

A traditional semi detached family home well presented and proportioned and in an ideal location within walking distance of Timperley village centre. The area is also well placed for the surrounding network of motorways and with the Metrolink providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

Towards the front of the property is a separate sitting room whilst to the rear the dining room has double doors leading onto the southerly facing gardens. The ground floor accommodation is completed by the kitchen fitted with a range of light wood units and with access to the side. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

To the front of the property the flagged driveway provides off road parking and continues to the side. Towards the rear and accessed via the dining room there is a patio seating area with superb lawned gardens beyond which benefit from a southerly aspect to enjoy the sun all day. There is also a high degree of privacy.

Gas fired central heating has been installed together with PVCu double glazing.

A superb family home that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Stairs to first floor. Radiator. Telephone point. Understairs storage cupboard housing Worcester combination gas central heating boiler.

SITTING ROOM

14'0" x 11'8" (4.27m x 3.56m)

With PVCu double glazed bay window to the front. Focal point of an electric fireplace. Television aerial point. Radiator. Telephone point.

DINING ROOM

12'11" x 10'10" (3.94m x 3.30m)

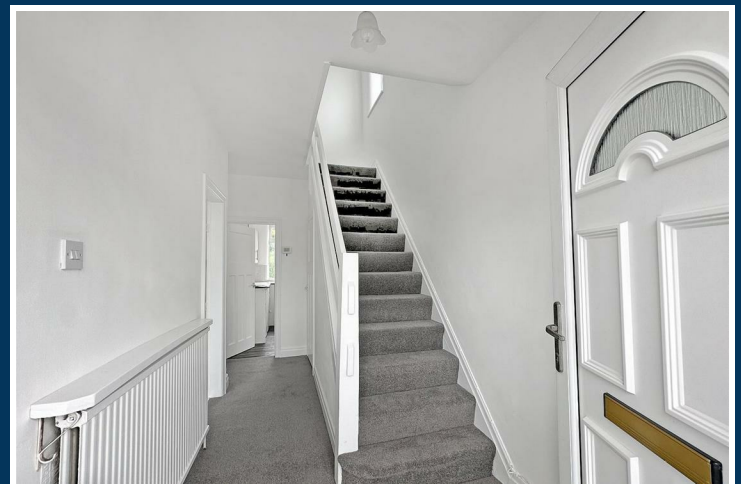
With PVCu double glazed double doors leading onto the south facing rear garden. Radiator.

KITCHEN

9'8" x 6'11" (2.95m x 2.11m)

Fitted with a range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for fridge freezer and washing machine. Integrated oven/grill plus 4 ring gas hob with extractor hood over. PVCu double glazed window overlooking the rear garden. Glass panelled door to the side. Tiled splashback.

FIRST FLOOR



LANDING

Opaque double glazed window to the side. Loft access hatch.

BEDROOM 1

12'5" x 11'11" (3.78m x 3.63m)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

12'1" x 10'8" (3.68m x 3.25m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

9'0" x 7'4" (2.74m x 2.24m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'3" x 6'0" (1.91m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Heated towel rail. Opaque PVCu double glazed window to the front. Part tiled walls.

OUTSIDE

To the front of the property the flagged drive provides off road parking and continues to the side. To the rear and accessed via the dining room is a patio seating area with excellent lawned gardens beyond all enclosed by fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day and also a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

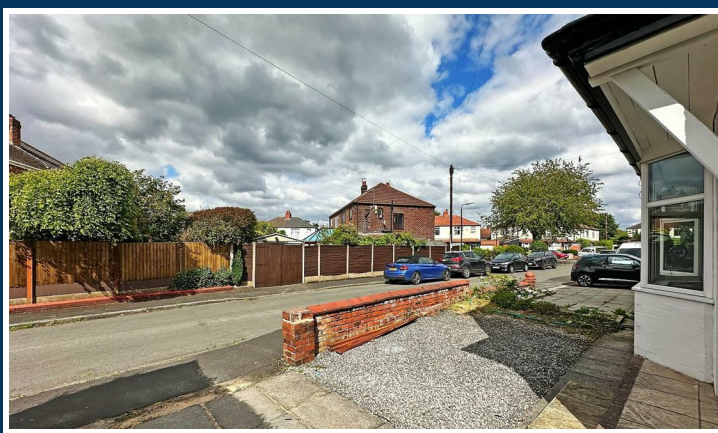
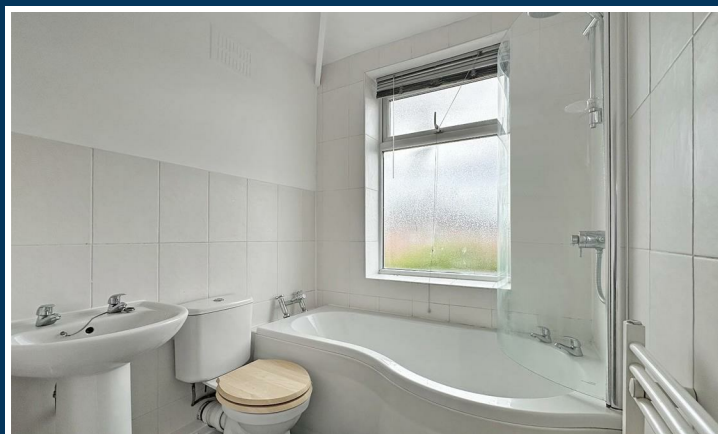
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TENURE

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

NOTE

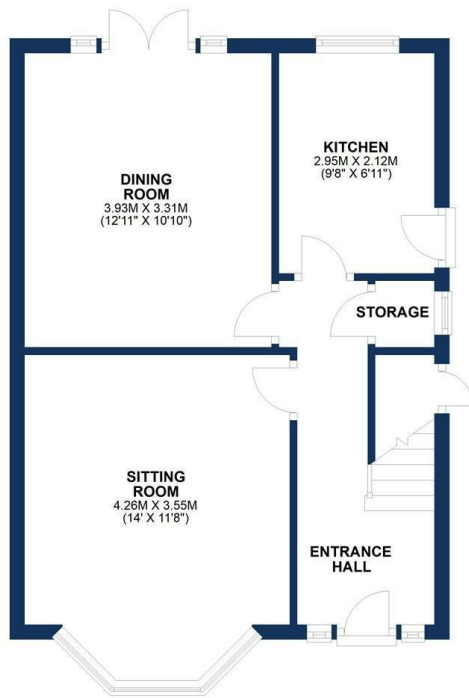
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 42.4 SQ. METRES (456.0 SQ. FEET)



FIRST FLOOR

APPROX. 42.0 SQ. METRES (451.6 SQ. FEET)



TOTAL AREA: APPROX. 84.3 SQ. METRES (907.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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