



124 STOCKPORT ROAD | TIMPERLEY

£475,000

\*\*\*NO ONWARD CHAIN\*\*\* A semi detached family home that has undergone a recent programme of modernisation and lies within walking distance of Timperley Village centre. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, kitchen, cloakroom/WC, three bedrooms and bathroom/WC. Ample off road parking to the front whilst to the rear the gardens incorporate lawns and patio seating are all benefitting from a southerly aspect. Viewing is recommended.



POSTCODE: WA15 7SR

## DESCRIPTION

A traditional semi detached family home in a sought after location which is beautifully presented and needs to be seen to be appreciated. The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the dining room to the front whilst to the rear is a separate sitting room. From the sitting room doors lead on to the south facing lawned gardens. The breakfast kitchen is fitted with a comprehensive range of grey high gloss units and with access to the side. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC.

Externally there is off road parking within the driveway which and continues to the side leading to the garage.

To the rear a patio seating area is accessed via the sitting and has delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed door and matching side screen. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Laminate flooring. Radiator. Recessed low voltage lighting. Stairs to first floor. Understairs storage cupboard.

#### DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)

Leaded effect PVCu double glazed window to the front. Television aerial point. Telephone point. Laminate flooring. Radiator. Picture rail. Ceiling cornice.

#### SITTING ROOM

16'2" x 11'1" (4.93m x 3.38m)

With PVCu double glazed double door to the rear gardens. Electric fireplace. Radiator. Picture rail. Television aerial point.

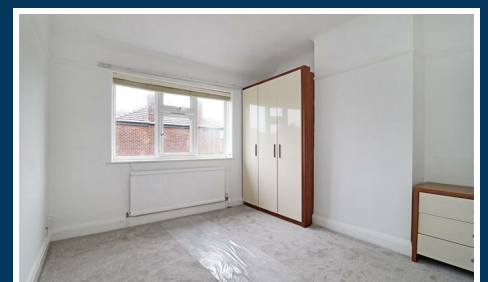
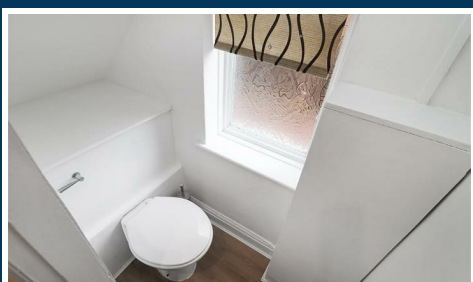
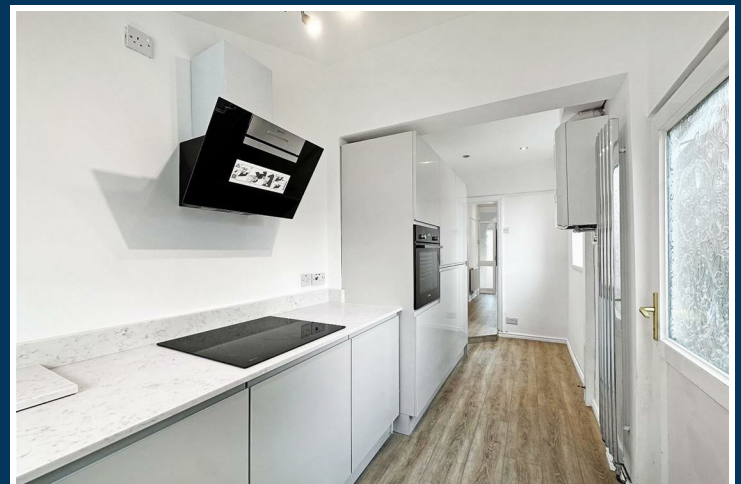
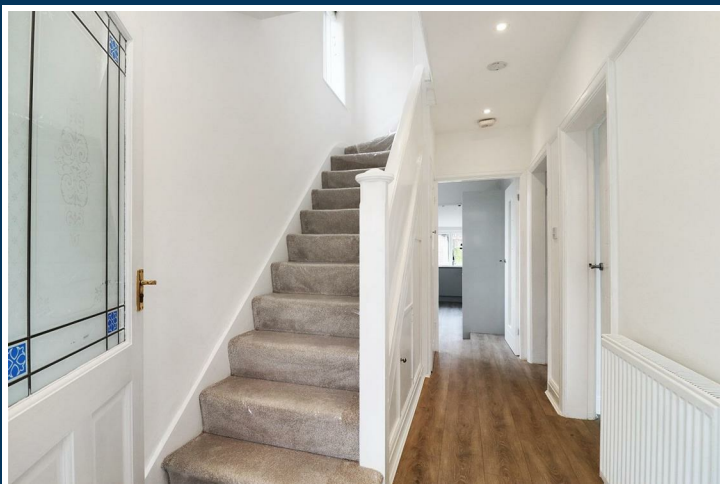
#### KITCHEN

17'6" x 6'4" (5.33m x 1.93m)

Fitted with a comprehensive range of grey high gloss wall and base units with work surfaces over incorporating a sink unit with hose tap. Integrated Bosch oven/grill plus four ring Neff hob with extractor hood over. Space for fridge/freezer. Integrated washing machine. Logic combination gas central heating boiler. Picture rail. Recessed low voltage lighting. Laminate flooring. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Radiator.

#### CLOAKROOM

With WC and opaque PVCu double glazed window to the side. Laminate flooring.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Picture rail.

### BEDROOM ONE

12'6" x 10'8" (3.81m x 3.25m)

Leaded effect PVCu double glazed bay window to the front. Radiator. Picture rail. Telephone point.

### BEDROOM TWO

11'10" x 10'8" (3.61m x 3.25m)

PVCu double glazed window to the rear. Radiator. Telephone point.

### BEDROOM THREE

7'0" x 6'2" (2.13m x 1.88m)

Leaded effect PVCu double glazed window to the front. Radiator. Picture rail.

### BATHROOM

8'5" x 6'0" (2.57m x 1.83m)

With a white suite comprising bath with mixer shower, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Extractor fan. Tiled walls. Loft access hatch.

### OUTSIDE

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

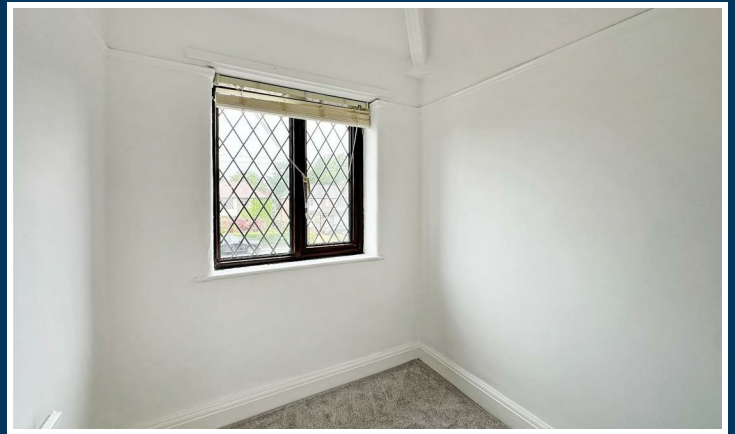
Trafford Borough Council Band 'C'

### TENURE

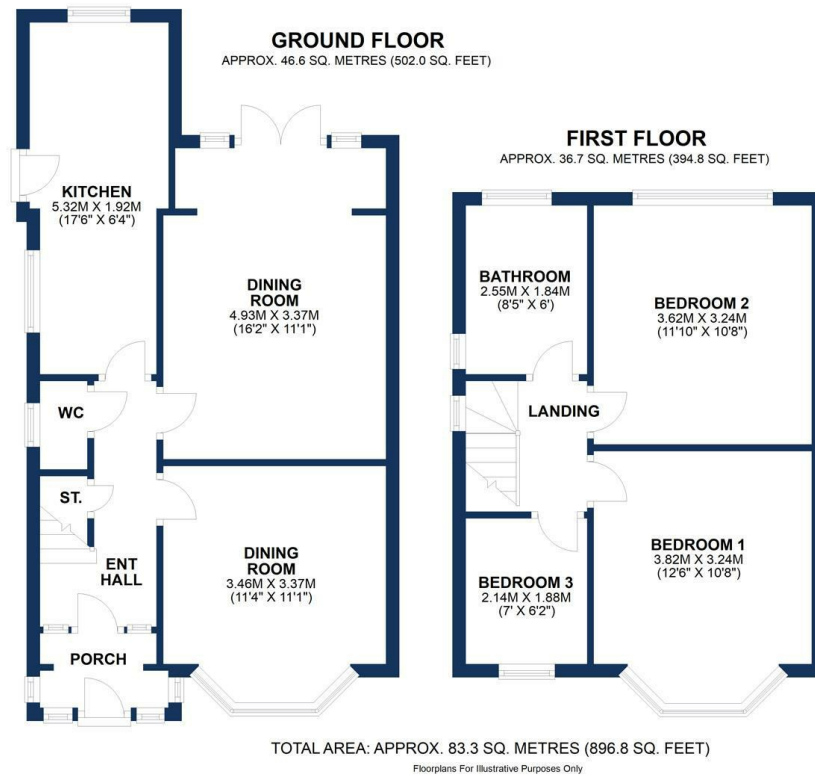
We are informed the property is held on a Leasehold basis for the residue of 999 years commencing 24th September 1934 and subject to a Ground Rent of £XX.XX per annum. This should be verified by your Solicitor.

### NOTE

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



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