



38 GREEN WALK | TIMPERLEY

OFFERS OVER £750,000

A superbly presented extended semi detached family home ideally situated within walking distance of Timperley village centre and the Metrolink and being within the catchment area of highly regarded primary and secondary schools with Wellington School within walking distance. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room plus large rear family room overlooking the gardens, open plan living dining kitchen with adjacent conservatory and utility area, cloakroom/WC, principal bedroom with en-suite shower room/WC plus three further bedrooms serviced by the family bathroom with separate WC. Ample off road parking within the driveway and extensive gardens to the rear incorporating a patio seating area with superb lawns beyond all enjoying a high degree of privacy. Viewing is highly recommended to appreciate the accommodation and plot on offer.

POSTCODE: WA15 6JN

DESCRIPTION

This traditional larger than average semi detached family home has been extended to provide superbly proportioned accommodation all set within an excellent plot with extensive lawned gardens to the rear.

The accommodation is approached via a recessed porch which leads onto to the welcoming entrance hall with stairs to one side and access to the cloakroom/WC. Towards the front of the property is a bay fronted sitting room whilst to the rear is a separate excellent family room with a focal point of a solid fuel burner with flagged hearth and timber mantle. The extension has provided an excellent open plan living dining kitchen with adjacent conservatory both with access onto the rear gardens and there is the added benefit of an adjacent utility area.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom with separate WC.

Externally to the front of the property the driveway provides off road parking for several vehicles.

To the rear and accessed via the living dining kitchen and conservatory there is a patio seating area with extensive lawns beyond all enjoying a high degree of privacy.

The location is ideal being within walking distance of Timperley village centre and with Metrolink stations available at Timperley and Navigation Road. The property also lies within the catchment area of highly regarded primary and secondary schools and with Wellington Road and The Willows Primary School within walking distance.

In conclusion a superb family home where viewing is essential to appreciate the scope of accommodation on offer and the plot available.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching opaque side screen.

ENTRANCE HALL

9'4" x 8'4" (2.84m x 2.54m)

PVCu double glazed front door. Radiator. Wood flooring. Spindle balustrade staircase returning to one side.

SITTING ROOM

15'2" x 11'6" (4.62m x 3.51m)

PVCu double glazed bay window to the front. Natural wood flooring. Radiator.

FAMILY ROOM

19'0" x 15'2" (5.79m x 4.62m)

A superb reception room with a focal point of a solid fuel burner with flagged hearth and timber mantle. Natural wood flooring. PVCu double glazed window overlooking the rear garden. Fitted storage and shelving with inset lighting. Two radiators. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

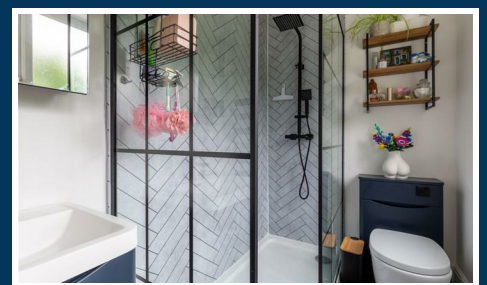
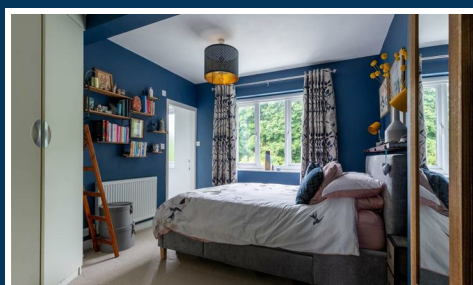
19'2" x 16'9" (5.84m x 5.11m)

Fitted with a comprehensive range of high gloss wall and base units with work surfaces over incorporating 1/1/2 bowl sink unit with drainer and hose tap. Integrated Bosch double oven/grill. Space for American style fridge freezer. Integrated dishwasher. Central island with further storage and housing the 5 ring gas hob with stainless steel extractor hood over and also a separate wine fridge. PVCu double glazed door and window to the rear garden and PVCu double glazed window to the front. Ample space for dining suite. Radiator. Natural wood flooring. Adjacent utility cupboard with plumbing for washing machine and space for dryer and with recessed low voltage lighting and tiled floor. Opening to:

CONSERVATORY

10'11" x 9'5" (3.33m x 2.87m)

Ample space for living suite and with door to the rear gardens. Natural wood flooring.



CLOAKROOM

With a white suite with chrome fittings comprising WC and wash hand basin. Tiled splashback. Radiator. Tiled floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.

FIRST FLOOR

LANDING

With two PVCu double glazed windows to the front. Loft access hatch with pull down ladder to boarded loft space. Fitted storage cupboard. Radiator.

BEDROOM 1

15'11" x 10'9" (4.85m x 3.28m)

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

EN-SUITE

8'4" x 4'11" (2.54m x 1.50m)

With a suite comprising tiled shower enclosure, WC and vanity wash basin. Opaque PVCu double glazed window to the rear. Heated towel rail. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

13'1" x 11'3" (3.99m x 3.43m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 3

13'0" x 11'2" (3.96m x 3.40m)

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

BEDROOM 4

9'5" x 8'3" (2.87m x 2.51m)

PVCu double glazed window to the front. Radiator.

BATHROOM

6'1" x 6'0" (1.85m x 1.83m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin. Opaque PVCu double glazed window to the side. Part tiled walls. Recessed low voltage lighting. Chrome heated towel rail. Extractor fan.

SEPARATE WC

With WC and vanity wash basin. Opaque PVCu double glazed window to the front. Tiled splashback. Laminate flooring.

OUTSIDE

To the front of the property the gravel driveway provides off road parking and has an adjacent garden. To the rear and accessed via the conservatory and living dining kitchen is a patio seating area with extensive lawns beyond with mature hedge and fence borders. The rear gardens benefit from a high degree of privacy and there is an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

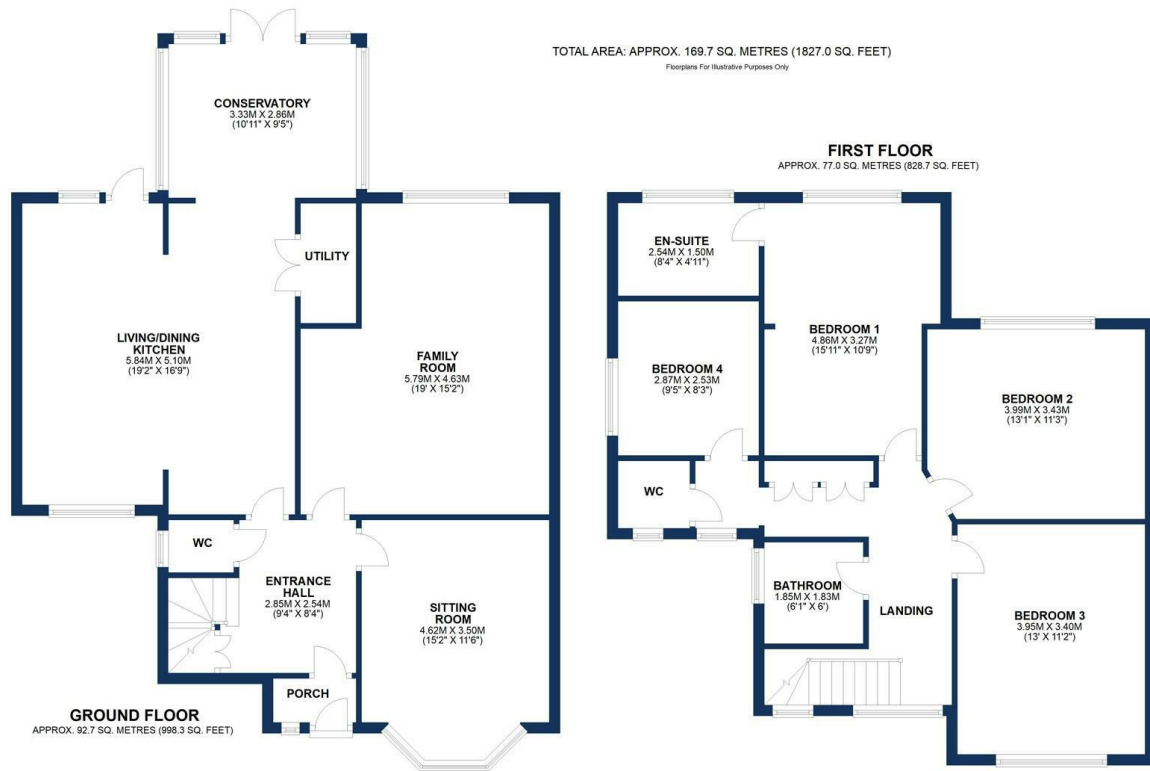
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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