



## 19 VALE ROAD | TIMPERLEY

£499,950

An immaculate extended family home in a popular residential location within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, front sitting room, superb open plan living dining kitchen with doors onto the rear garden, cloakroom/WC, three bedrooms and modern family bathroom/WC. To the front of the property the driveway provides off road parking and access to the attached garage with remote up and over doors to the front and rear. There is also gated access to the rear. To the rear is a patio seating area with delightful lawned gardens beyond. Viewing is essential to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 7TQ**

## DESCRIPTION

A traditional semi detached family home in a sought after residential location which has been extended and modernised throughout to create a superb open plan living space that needs to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall which leads onto the front sitting room. To the rear there is an impressive open plan living dining kitchen with double doors to the side and rear and with a full range of quality integrated appliances. Cloakroom/WC. To the first floor there are three bedrooms and the accommodation is completed by the bathroom/WC.

To the front of the property the driveway provides off road parking and there is gated access to the side. The drive also leads to the attached garage with remote doors to the front and rear and with light, power and water feed. To the rear is a flagged patio seating area with delightful lawned gardens beyond.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and also within walking distance of Timperley village centre and with Altrincham town centre a little further distant.

A superb family home and viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor.

#### SITTING ROOM

**12'1" x 11'5" (3.68m x 3.48m)**

With a focal point of a living flame gas fire. PVCu double glazed bay window to the front. Radiator. Television aerial point. Picture rail.

#### CLOAKROOM

With WC and vanity wash basin. Tiled splashback, Recessed low voltage lighting. Extractor fan. Laminate flooring.

### OPEN PLAN LIVING DINING KITCHEN COMPRISING

#### LIVING ROOM

**17'4" x 13'6" (5.28m x 4.11m)**

Running the full width and with a focal point of a living flame gas fire with stone effect surround and hearth. PVCu double glazed double doors to the side. Natural wood flooring. Radiator. Opening to:

#### DINING KITCHEN

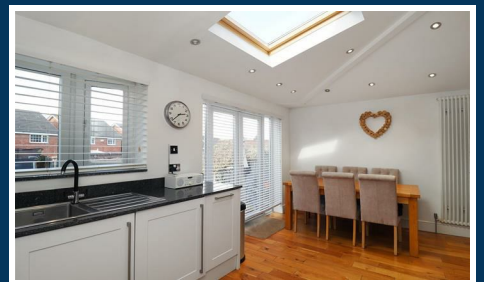
**17'3" x 10'2" (5.26m x 3.10m)**

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Radiator. Natural wood flooring. Recessed low voltage lighting. Velux window to the rear. PVCu double glazed window overlooking the rear garden. PVCu double glazed double doors provide access to the rear garden.

### FIRST FLOOR

#### LANDING

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



### BEDROOM 1

13'1" x 10'11" (3.99m x 3.33m)

with PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

### BEDROOM 2

12'8" x 10'11" (3.86m x 3.33m)

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator.

### BEDROOM 3

6'9" x 6'2" (2.06m x 1.88m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

9'6" x 6'0" (2.90m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Chrome heated towel rail. Tiled walls. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

### OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access to the side and access to the garage.

To the rear is a flagged patio seating area with delightful lawned gardens beyond with fence borders. External water feed.

### GARAGE

With remote doors to the front and rear. Automatic lighting. Light and power and water feed. Wall mounted Worcester combination gas central heating boiler.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

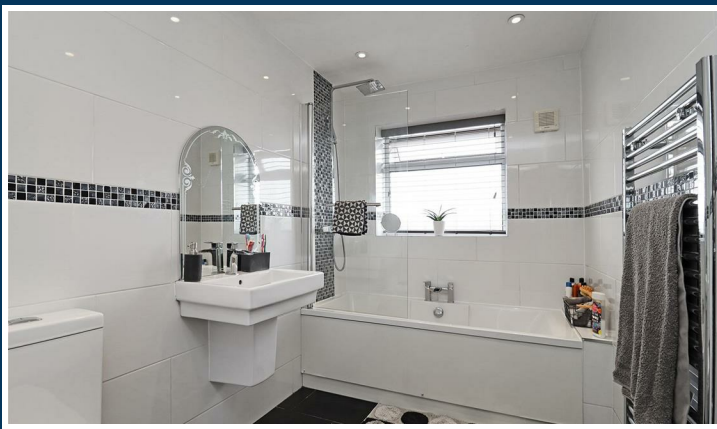
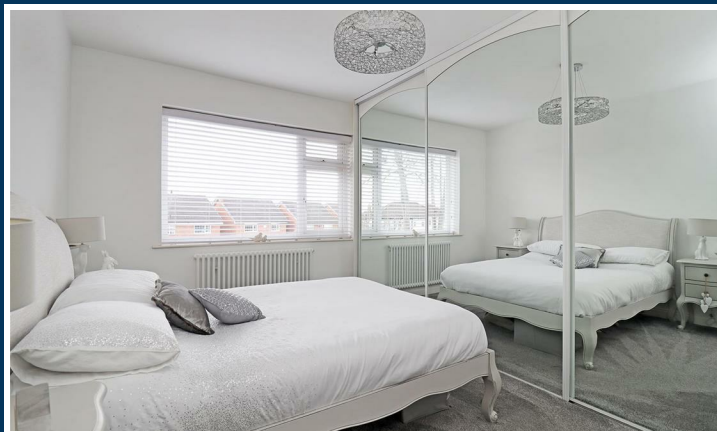
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### TENURE:

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. 55.8 SQ. METRES (600.2 SQ. FEET)



## FIRST FLOOR

APPROX. 38.8 SQ. METRES (417.3 SQ. FEET)



TOTAL AREA: APPROX. 94.5 SQ. METRES (1017.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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