



## 15 ASHLEIGH ROAD | TIMPERLEY

OFFERS OVER £360,000

A well presented and proportioned mid terraced property with off road parking and lawned gardens. The accommodation briefly comprises entrance vestibule, sitting room to the front leading onto a full width breakfast kitchen to the rear which in turn provides access onto a conservatory with lawned gardens beyond. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC. Off road parking to the front and delightful lawned gardens to the rear benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6ER

## DESCRIPTION

An excellent opportunity to acquire a mid terraced property well presented and proportioned throughout and ideally positioned. The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with local shops available at the top of Heyes Lane.

The accommodation is approached via an entrance vestibule which provides access onto the front sitting room whilst to the rear is a fitted breakfast kitchen with white high gloss units and a range of integrated appliances. From the kitchen is access to a rear conservatory which in turn has double doors leading onto the westerly facing rear gardens. Also from the kitchen is access to the stairway to the first floor where there are three well proportioned bedrooms serviced by the modern family shower room/WC fitted with a contemporary white suite with chrome fittings.

Externally there is off road parking within the driveway to the front whilst to the rear is a patio seating area with gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superbly proportioned property where viewing is essential to appreciate the standard of accommodation on offer and also the proportions.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Composite front door. Laminate flooring.

#### SITTING ROOM

**15'2" x 15'1" (4.62m x 4.60m)**

With PVCu double glazed bay window to the front. Radiator. Laminate flooring. Television aerial point. Understairs storage cupboard.

#### KITCHEN

**12'1" x 8'3" (3.68m x 2.51m)**

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus microwave and wine fridge. Integrated fridge freezer. Integrated 5 ring gas hob with extractor hood over. Plumbing for washing machine. Two PVCu double glazed windows to the rear. Tiled splashback. Recessed low voltage lighting. Door to:

#### CONSERVATORY

**13'11" x 9'6" (4.24m x 2.90m)**

PVCu double glazed double doors provide access onto the westerly facing garden at the rear. Recessed low voltage lighting. Television aerial point.

### FIRST FLOOR



## LANDING

Opaque PVCu double glazed window to the rear. Loft access hatch with pull down ladder leading to a half boarded loft with lighting.

## BEDROOM 1

12'2" x 10'5" (3.71m x 3.18m)

With PVCu double glazed window to the front. Focal point of a cast iron fireplace. Picture rail. Radiator. Television aerial point.

## BEDROOM 2

10'5" x 7'3" (3.18m x 2.21m )

With PVCu double glazed window to the front. Radiator. Picture rail. Television aerial point.

## BEDROOM 3

12'2" x 8'5" (3.71m x 2.57m)

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

## BATHROOM

Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure, WC and wash hand basin. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Off road parking for 2 cars with gated ginnel providing access to the side and rear.

To the rear and accessed via the conservatory is a patio seating area with lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

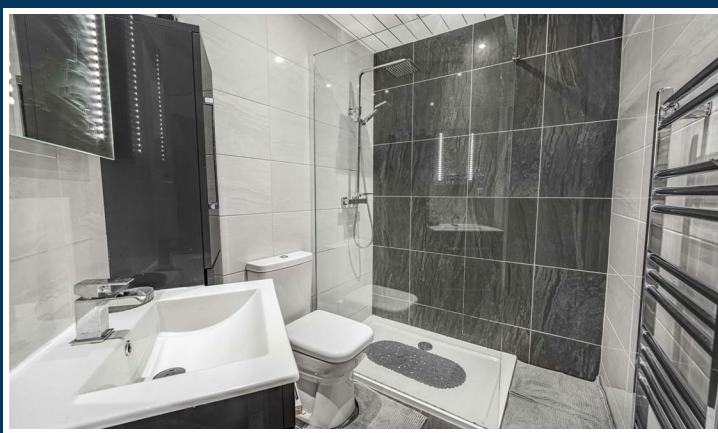
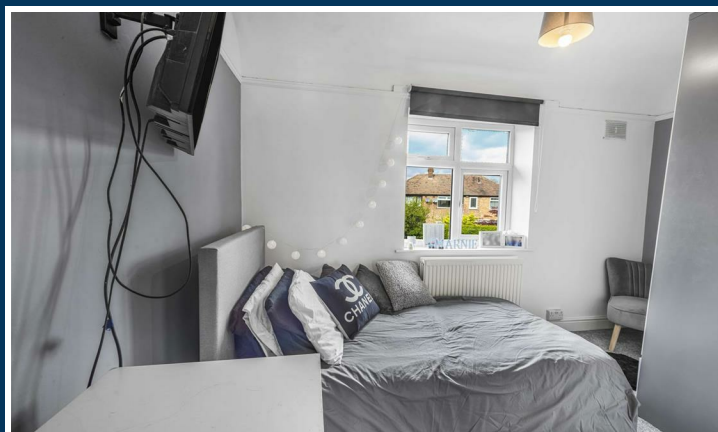
Band "B"

## TENURE

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

## NOTE:

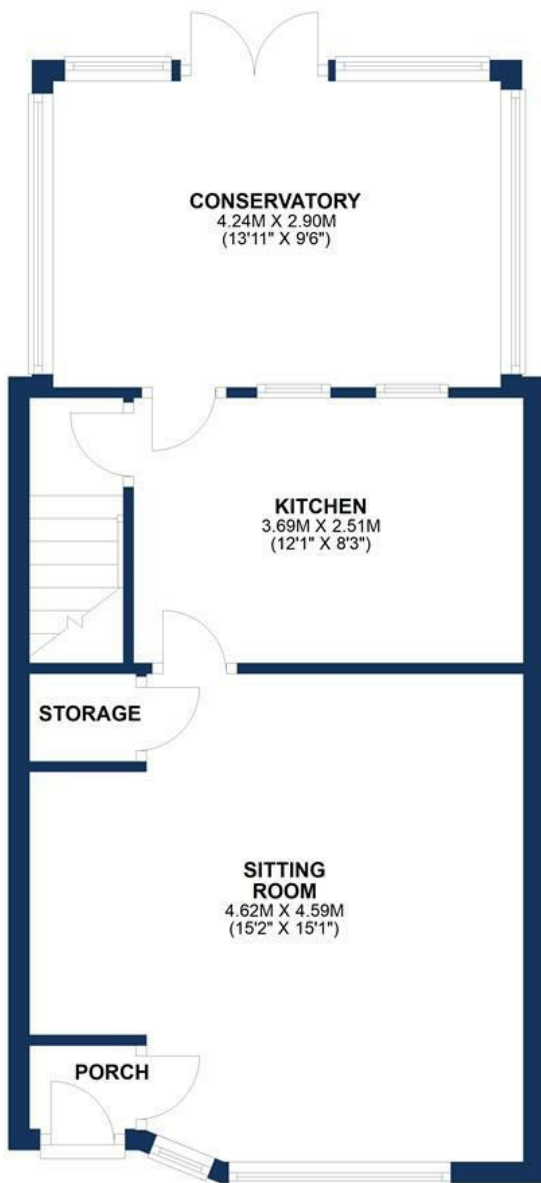
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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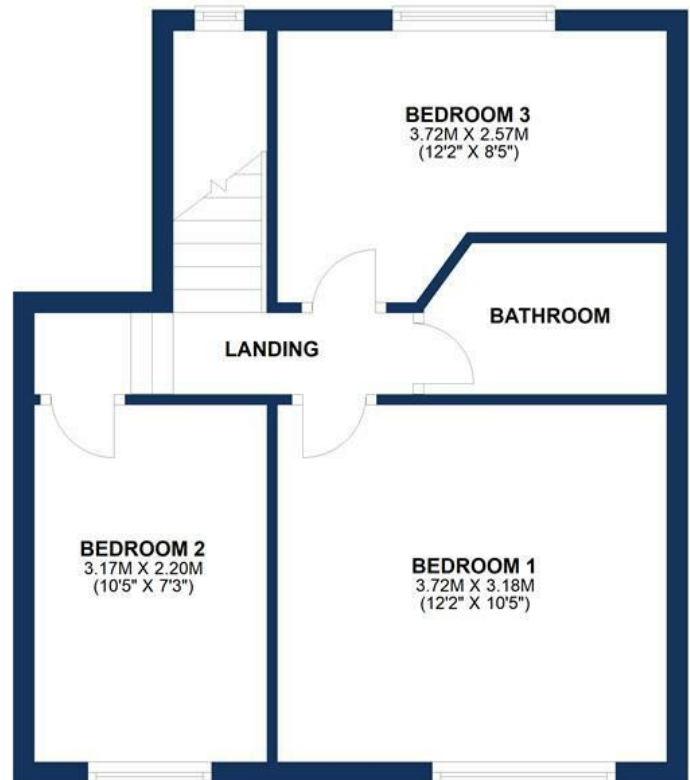
## GROUND FLOOR

APPROX. 46.0 SQ. METRES (495.7 SQ. FEET)



## FIRST FLOOR

APPROX. 37.9 SQ. METRES (408.0 SQ. FEET)



TOTAL AREA: APPROX. 84.0 SQ. METRES (903.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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