

## 19 SOUTHFIELDS DRIVE | TIMPERLEY

OFFERS OVER £600,000

A superbly proportioned semi detached family home which has been completely renovated to provide living accommodation presented to an exceptional standard and needs to be seen to be appreciated. The accommodation briefly comprises large welcoming entrance hall with cloakroom/WC, front sitting room, impressive open plan living dining kitchen with doors to the rear garden and access to the large adjacent utility room. The ground floor has underfloor heating throughout. To the first floor there are two excellent double bedrooms and family bathroom/WC and the original third bedroom now provides access to the staircase to the impressive principal suite with large bedroom and en-suite shower room/WC. Ample off road parking within the driveway with gated access to the rear. To the rear is a flagged patio seating area with extensive lawned gardens beyond with fence borders and gates to a further driveway which can be accessed off Threshfield Drive. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6DR

## DESCRIPTION

This traditional semi detached family home has been completely renovated and extended to create superbly proportioned accommodation presented to an exceptional standard.

The property is approached via a large welcoming entrance hall with cloaks area and access to the cloakroom/WC. Towards the front of the property is a separate sitting room with a focal point of a solid fuel burner and with sliding rail doors to an impressive open plan living dining kitchen. This impressive space is fitted with a comprehensive range of units and incorporates a central island and exposed steel beam ceiling. Crittall style doors then lead onto the impressive rear gardens and the ground floor accommodation is completed by a large utility room with access to the side. The whole of the ground floor benefits from underfloor heating throughout.

To the first floor there are two excellent double bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. The original third bedroom now acts as a walk in wardrobe area and has a staircase to the principal suite on the second floor. This incorporates an impressive double bedroom with access to eaves storage and an adjacent wet room/WC.

Externally there is off road parking within the tarmac driveway which has block paved edging and adjacent well stocked flowerbeds and there is gated access to the rear. Immediately to the rear and accessed via the impressive open plan space is a flagged patio seating area with delightful lawned gardens beyond with fence borders and gates leading to a further driveway accessed via Threshfield Drive.

The location is ideal being located opposite an open green and within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

A superb family home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A large reception area with tiled floor. Spindle balustrade staircase to first floor. PVCu double glazed front door. PVCu double glazed window to the front Understairs storage cupboard. Underfloor heating.

#### CLOAKROOM

With WC and wash hand basin. Half panelled walls. Tiled floor. Underfloor heating.

#### SITTING ROOM

**13'0 x 12'4 (3.96m x 3.76m)**

PVCu double glazed window to the front with plantation shutters. Focal point of a solid fuel burner set upon a tiled hearth. Television aerial point. Natural wood flooring. Underfloor heating. Sliding doors to:

#### OPEN PLAN LIVING DINING KITCHEN

**23'5 x 18'6 (7.14m x 5.64m)**

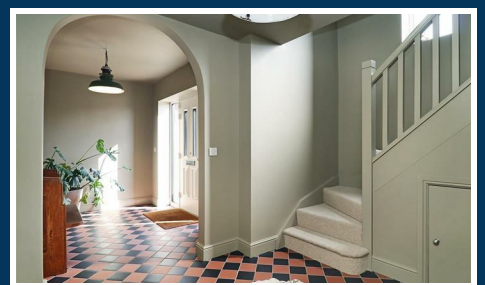
An impressive open plan space fitted with a comprehensive range of wall and base units and with a central island housing a twin bowl enamel sink unit and breakfast bar. Integrated oven/grill plus combination microwave oven and warming drawer. Integrated dishwasher. Five ring gas hob. Space for fridge freezer. Tiled floor. Underfloor heating. Exposed steel beam ceiling. Three velux windows to the rear. Recessed low voltage lighting. Crittall style doors and window to the rear garden. Television aerial point. Underfloor heating.

#### UTILITY

**18'6 x 9'3 (5.64m x 2.82m)**

With a range of wall and base units with work surface over incorporating enamel sink unit. Doors to the side and rear. PVCu double glazed window to the side. Two velux windows to the side. Tiled floor and splashback. Wall mounted combination gas central heating boiler. Underfloor heating.

### FIRST FLOOR



Doorway to the reception/walk in wardrobe area for the principal suite which has a PVCu double glazed window to the rear and period style radiator.

### BEDROOM 2

13'0 x 11'6 (3.96m x 3.51m)

PVCu double glazed window to the front. Plantation shutters. Period style radiator. Television aerial point.

### BEDROOM 3

13'0 x 9'8 (3.96m x 2.95m)

PVCu double glazed window to the rear. Period style radiator. Television aerial point

### BATHROOM

6'9 x 5'10 (2.06m x 1.78m)

Fitted with a contemporary white suite with chrome fittings comprising period style Burlington roll top claw foot bath with mains shower over, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Part tiled walls. Tiled floor. Recessed low voltage lighting. Extractor fan.

## SECOND FLOOR

### BEDROOM 1

22'8 x 17'1 (6.91m x 5.21m)

A superb principal bedroom with PVCu double glazed window to the rear overlooking the gardens. Two velux windows to the front. Period style radiator. Access to eaves storage. Media wall with television aerial point. Archway to:

### WETROOM/EN SUITE

8'0 x 6'6 (2.44m x 1.98m)

With a white suite with gold fittings comprising mains shower, wash hand basin and WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Velux window to the front. Underfloor heating.

### OUTSIDE

To the front of the property the tarmac driveway provides off road parking and has blocked paved edging. There are well stocked flowerbeds and gated access to the rear.

Immediately to the rear and accessed via the open plan living dining kitchen is a patio seating area with extensive lawned gardens beyond with well stocked flowerbeds with wiring for lighting to be added. Fence borders then incorporate a gate leading to a further parking area accessed via Threshfield Drive.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

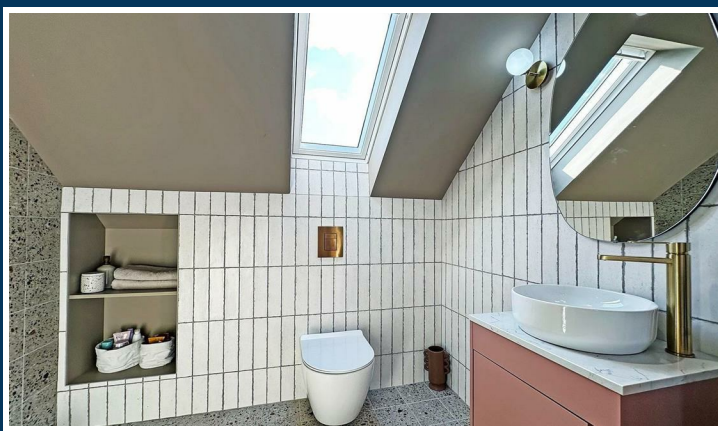
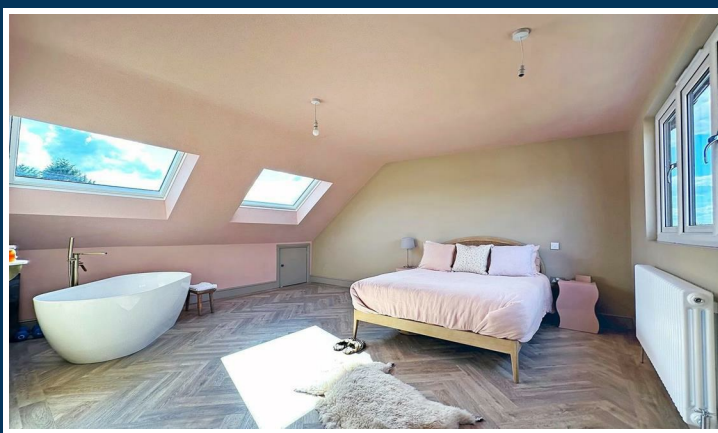
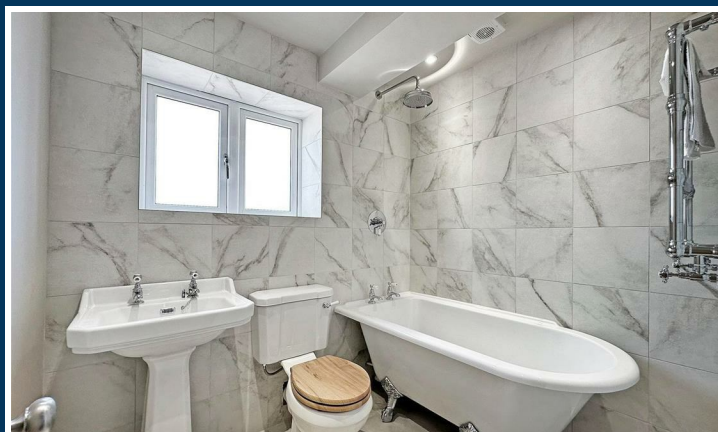
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### TENURE

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. 87.5 SQ. METRES (942.3 SQ. FEET)



## FIRST FLOOR

APPROX. 44.4 SQ. METRES (477.9 SQ. FEET)



## SECOND FLOOR

APPROX. 34.7 SQ. METRES (373.0 SQ. FEET)



TOTAL AREA: APPROX. 166.6 SQ. METRES (1793.2 SQ. FEET)

\*Floorplans For Illustrative Purposes Only



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