



8 HODGSON DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £400,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended traditional bay fronted semi detached family house positioned on a quiet cul de sac with exceptional rear gardens. In need of modernisation and an opportunity to remodel to individual taste. The accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, fitted kitchen, three excellent bedrooms, bathroom and WC. Gas fired central heating and PVCu double glazing. Off road parking within the driveway. Much further potential and viewing is highly recommended.

POSTCODE: WA15 6DD

## DESCRIPTION

This traditional bay fronted semi detached family house benefits from an extension at the rear and has reached the stage where modernisation is required. Presenting an ideal opportunity to remodel to individual taste and with much further potential, subject to obtaining the relevant approval. Importantly the rear gardens are approximately 100 feet in length incorporating a vast expanse of lawn surrounded by mature borders.

The cul de sac location is highly sought after being well placed for Timperley Metrolink station, within the catchment area of highly regarded schools and a little over one mile from the village centre with its range of individual shops, convenience stores and restaurants.

The accommodation is approached beyond a recessed porch with brick archway and hardwood panelled front door which leads onto an entrance hall with turned spindle balustrade staircase. Positioned toward the front is a spacious sitting room with glazed double doors opening onto a generous dining room with access to the superb rear gardens. The ground floor is completed by a fitted kitchen with delightful views across the grounds.

To the first floor there are three excellent bedrooms, bathroom fitted with white suite and separate WC.

Externally the driveway provides parking for several cars.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR: RECESSED PORCH

Opaque glazed/panelled hardwood front door set within matching side-screens.

### ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Radiator.

### SITTING ROOM

16'8" x 10'11" (5.08m x 3.33m)

PVCu double glazed bay window to the front. Wall light point. Radiator. Double opening opaque glazed/panelled doors et within matching side-screens to:

### DINING ROOM

13' x 10'11" (3.96m x 3.33m)

PVCu double glazed/panelled door and matching side-screens to the rear. Timber framed window to the side. Coved cornice. Radiator.

### KITCHEN

12' x 7'10" (3.66m x 2.39m)

Fitted with matching wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink. Under-stair storage cupboard with opaque glazed timber framed window to the side. Opaque glazed/panelled hardwood door to the side. PVCu double glazed bay window to the rear.

### FIRST FLOOR: LANDING

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



## BEDROOM ONE

13'5" x 10'9" (4.09m x 3.28m)

PVCu double glazed bay window to the front. Radiator.

## BEDROOM TWO

10'10" x 7'8" (3.30m x 2.34m)

PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

## BEDROOM THREE

7'11" x 7'10" (2.41m x 2.39m)

Fitted with a four door range of wardrobes containing hanging rails, shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the front.

## BATHROOM

7'9" x 4'7" (2.36m x 1.40m)

White/chrome panelled bath with mixer tap and thermostatic shower over and pedestal wash basin with mixer tap. Linen closet with shelving. Opaque PVCu double glazed window to the side. Tiled walls. Tiled effect flooring. Radiator.

## WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side. Tiled walls. Tile effect flooring.

## OUTSIDE

Off road parking within the driveway.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

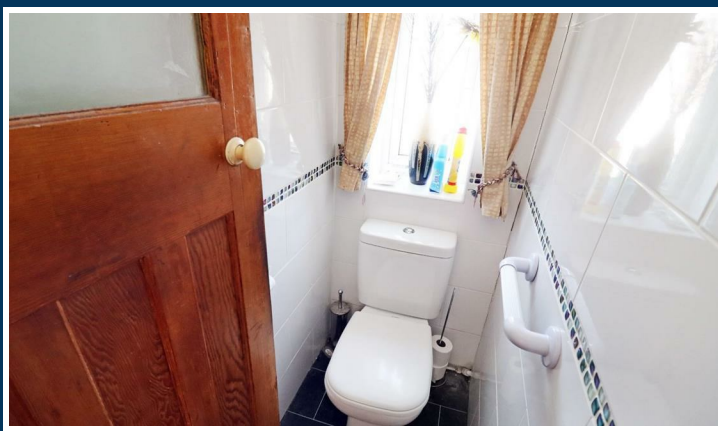
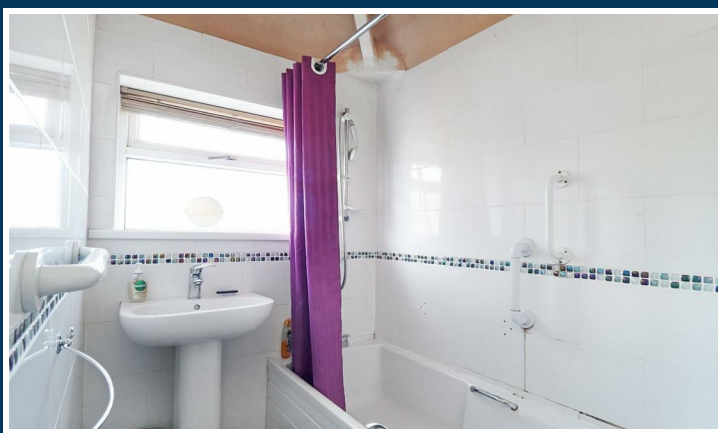
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band C

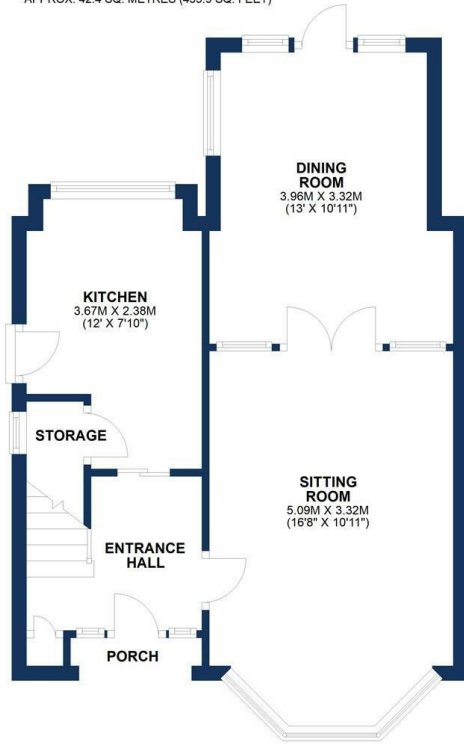
## NOTE

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. 42.4 SQ. METRES (455.9 SQ. FEET)



TOTAL AREA: APPROX. 77.1 SQ. METRES (829.9 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**FIRST FLOOR**  
APPROX. 34.7 SQ. METRES (374.0 SQ. FEET)



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