



23 OLIVE ROAD | TIMPERLEY

OFFERS OVER £600,000

A superbly proportioned and presented semi detached family home which has been renovated and extended in recent years and occupies an enviable position within easy reach of Timperley village centre and Timperley Metrolink station. The accommodation briefly comprises enclosed porch, entrance hall with storage cupboard, family room to one side whilst to the other is a separate sitting room with log burner, impressive open plan living dining kitchen with bi-folding doors onto the rear gardens, utility room and cloakroom/WC. To the first floor there are 4 well proportioned bedrooms, one benefitting from an en-suite shower room/WC and the others serviced by the family bathroom/WC. Ample off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6HZ

DESCRIPTION

This semi detached family home has been modernised and extended in recent years to create superbly proportioned and presented accommodation which needs to be seen to be appreciated.

The property is approached via the enclosed porch which leads onto the entrance hall providing access to a large under stairs storage cupboard and also leading onto the separate family room towards the front. This versatile room could easily be used as a playroom or study. To the other side is a separate sitting room with a focal point of a solid fuel burner with double glass panelled doors leading onto an impressive open plan living dining kitchen. This truly acts as the heart of the home complete with central island and bi-folding doors leading onto the attractive rear gardens. The ground floor accommodation is complete by a large utility room with adjacent cloakroom/WC.

To the first floor there are 4 well proportioned bedrooms, the guest bedroom benefits from an en-suite shower room/WC and the accommodation is completed by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally there is off road parking within the block paved driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond all enjoying a high degree of privacy.

Olive Road itself forms part of an ever popular location mainly with houses of similar age and varying design many of which have been extended and refurbished in recent years. The property also lies in the catchment area of highly regarded primary and secondary schools within the location. There are local shops on Riddings Road and Park Road and Timperley Metrolink station provides a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door and side screen. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Radiator. Natural wood flooring. Dado rail. Spindle balustrade staircase to first floor. Under stairs storage cupboard.

FAMILY ROOM/STUDY

14'8" x 9'11" (4.47m x 3.02m)

With PVCu double glazed window to the front. Radiator. Ceiling cornice.

SITTING ROOM

13'8" x 10'7" (4.17m x 3.23m)

With a focal point of a cast iron solid fuel burner set upon a granite effect hearth. PVCu double glazed bay window to the front. Television aerial point. Radiator. Glass panelled double doors to:

OPEN PLAN LIVING DINING KITCHEN

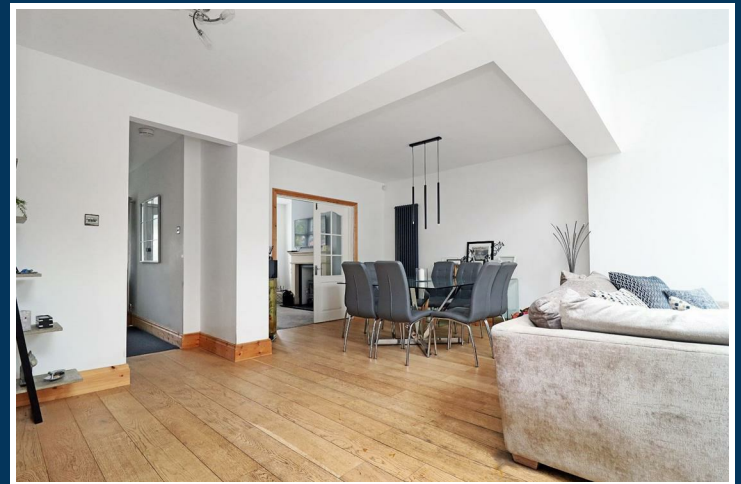
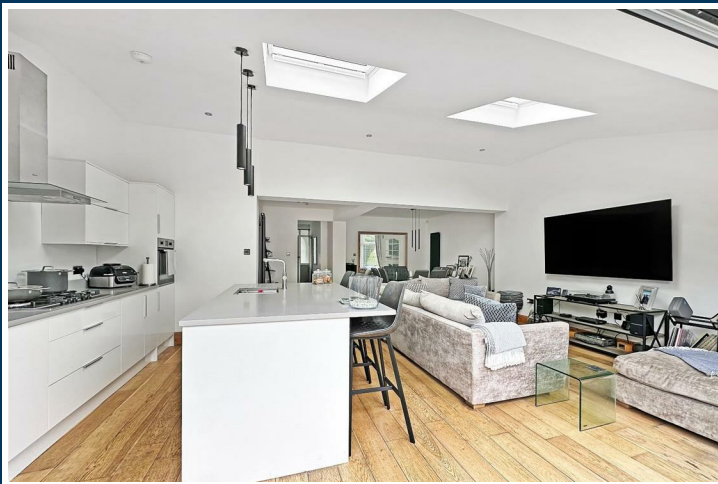
22'5" x 22'9" (6.83m x 6.93m)

A superb open plan space truly acting as the heart of the home and fitted with a comprehensive range of white high gloss wall and base units with work surface over. Central island incorporating a sink unit with Quooker tap and breakfast bar. Two integrated oven/grills plus five ring gas hob with stainless steel extractor hood. Bi-folding doors provide access to the rear garden. Two velux windows to the rear. Ample space for living and dining suites. Natural wood flooring. Three radiators. Data/TV aerial point. Recessed low voltage lighting.

UTILITY

8'4" x 6'2" (2.54m x 1.88m)

With wall mounted Worcester combination gas central heating boiler. Space for dishwasher, washing machine, dryer and American style fridge freezer. Tiled floor. Recessed low voltage lighting.



CLOAKROOM

Fitted with a white suite with chrome fittings comprising WC and vanity wash basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

13'8" x 10'7" (4.17m x 3.23m)

PVCu double glazed bay window to the front. Radiator. Television aerial point.

BEDROOM 2

11'6" x 10'7" (3.51m x 3.23m)

With PVCu double glazed window to the rear. Radiator. Picture rail. Loft access hatch with pull down ladder to boarded loft space with light.

BEDROOM 3

11'5" x 9'0" (3.48m x 2.74m)

With PVCu double glazed window to the front. Radiator.

EN-SUITE

8'0" x 4'4" (2.44m x 1.32m)

With suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls. Opaque PVCu double glazed window to the rear. Radiator.

BEDROOM 4

7'10" x 6'10" (2.39m x 2.08m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

8'5" x 6'1" (2.57m x 1.85m)

Fitted with a suite comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Low voltage lighting. Tiled splashback. Extractor fan. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there are mature shrub borders. Immediately to the rear is a patio seating area with delightful lawns beyond all enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

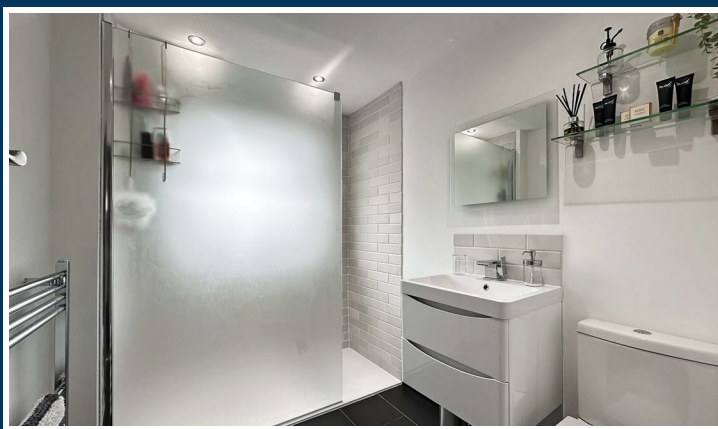
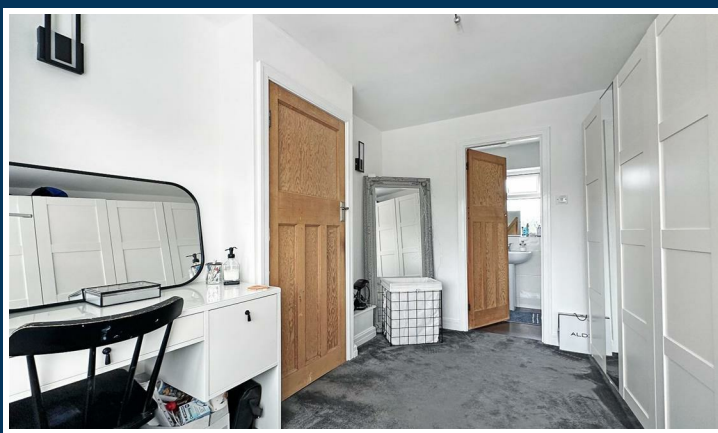
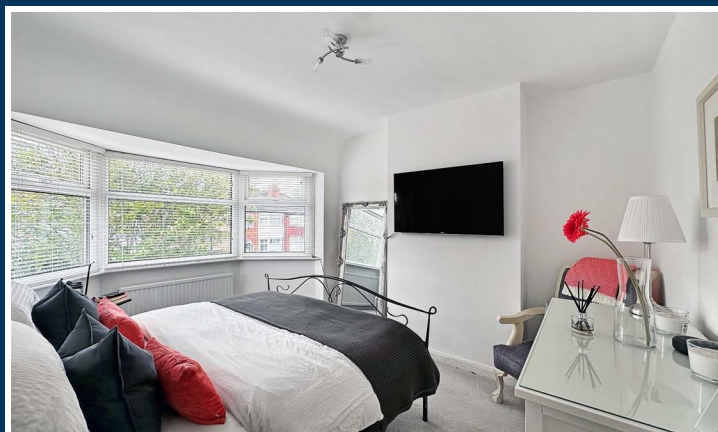
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TENURE

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

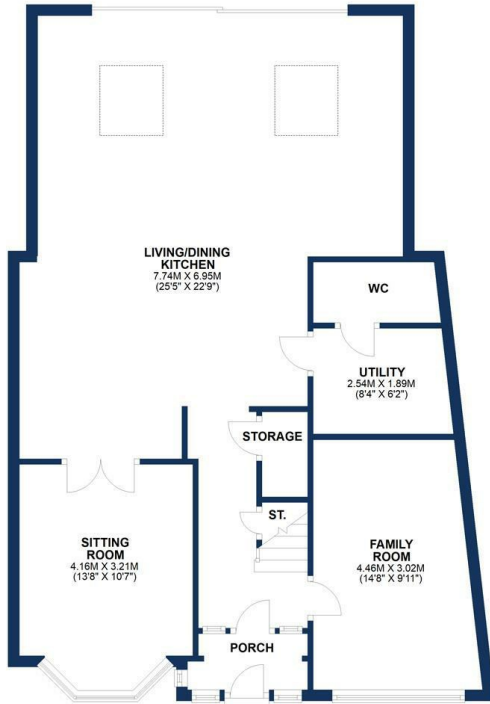
NOTE

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. 86.9 SQ. METRES (935.3 SQ. FEET)



TOTAL AREA: APPROX. 135.9 SQ. METRES (1463.2 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 49.0 SQ. METRES (527.9 SQ. FEET)



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