



39 BOWNESS ROAD | TIMPERLEY

OFFERS AROUND £320,000

**\*\*NO ONWARD CHAIN\*\*** A well presented and proportioned semi detached family home in a popular residential location. The accommodation briefly comprises enclosed porch, large sitting room with stairs to the first floor, full width dining kitchen with door leading onto the dining conservatory which in turn leads onto the south facing rear gardens. To the first floor there are two double bedrooms serviced by the modern family bathroom/WC. Off road parking within the driveway and with gated access leading to the side whilst to the rear the gardens incorporate a patio seating area with lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. The property is ideally located towards the head of the cul de sac. Viewing is highly recommended.

POSTCODE: WA15 7YB

## DESCRIPTION

Bowness Road forms part of a popular residential area containing houses of similar age well placed for all amenities including access to the surrounding network of motorways. There are local shops within Timperley village and Altrincham town centre offers a range of informal dining options within the highly acclaimed market place. The property also has excellent connectivity to public footpaths and green spaces within minutes walk of the property.

To the ground floor the enclosed porch leads onto a spacious sitting room whilst to the rear there is a full width fitted breakfast kitchen with a comprehensive range of light wood units. An adjacent conservatory creates further living or dining space with access onto the southerly facing gardens at the rear.

At first floor level there are two excellent double bedrooms and a well proportioned modern family bathroom/WC.

To the front of the property the driveway provides ample off road parking and there is gated access to the side. Towards the rear is a patio seating area with delightful lawned gardens with fence borders and well stocked flowerbeds. Importantly there is a southerly aspect to enjoy the sun all day.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

PVCu double glazed front door. Matching opaque side screen. Laminate wood flooring. Door to:

#### SITTING ROOM

17'8" x 12'0" (5.38m x 3.66m)

With a focal point of a living flame gas fire. PVCu double glazed window to the front. Radiator. Laminate wood flooring. Television aerial point. Telephone point. Spindle balustrade staircase to first floor.

#### KITCHEN

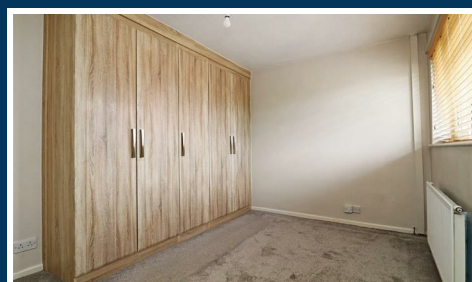
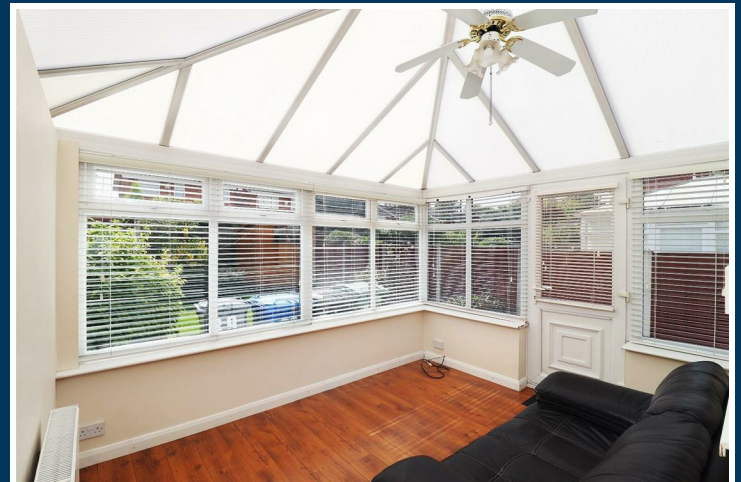
12'0" x 11'9" (3.66m x 3.58m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood over. Integrated dishwasher. Space for fridge freezer and plumbing for washing machine. Radiator. Tiled floor and splashback. Recessed low voltage lighting. Access to understairs storage cupboard. PVCu double glazed door to:

#### CONSERVATORY

11'6" x 9'6" (3.51m x 2.90m)

PVCu double glazed door providing access to the south facing rear gardens. Laminate flooring. Radiator. Light and power. Television aerial point. Telephone point.



## FIRST FLOOR

### LANDING

### BEDROOM 1

12'0" x 9'0" (3.66m x 2.74m)

With PVCu double glazed window to the front. Fitted wardrobe. Radiator. Television aerial point.

### BEDROOM 2

12'0" x 8'11" (3.66m x 2.72m)

With PVCu double glazed window to the rear. Fitted wardrobe. Radiator. Television aerial point.

### BATHROOM

9'1" x 5'1" (2.77m x 1.55m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled floor. Half tiled walls. Heated towel rail. Recessed low voltage lighting. Airing cupboard housing gas central heating boiler.

### OUTSIDE

To the front of the property the flagged driveway provides off road parking and there is gated access to the side. To the rear the patio seating area has delightful lawns beyond with well stocked flower beds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

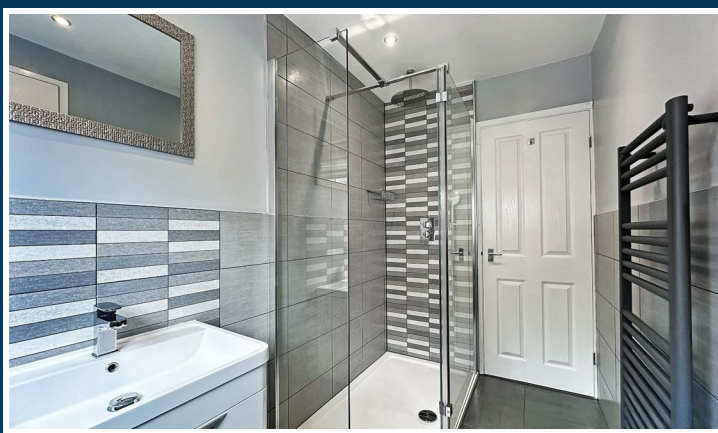
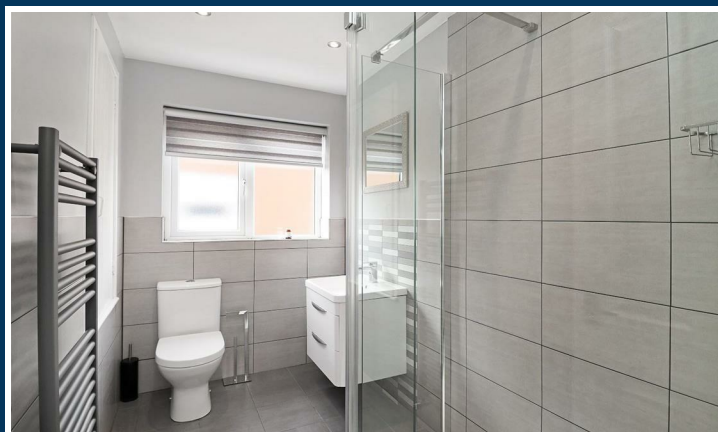
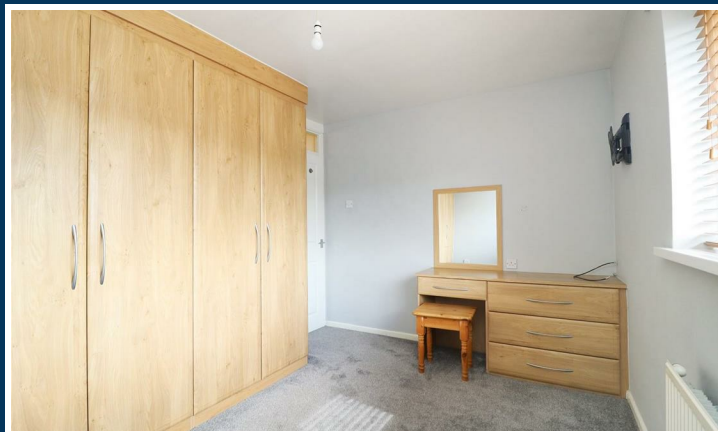
Band B.

### TENURE

We are informed the property is Freehold. Full details will be provided by our clients Solicitor.

### NOTE

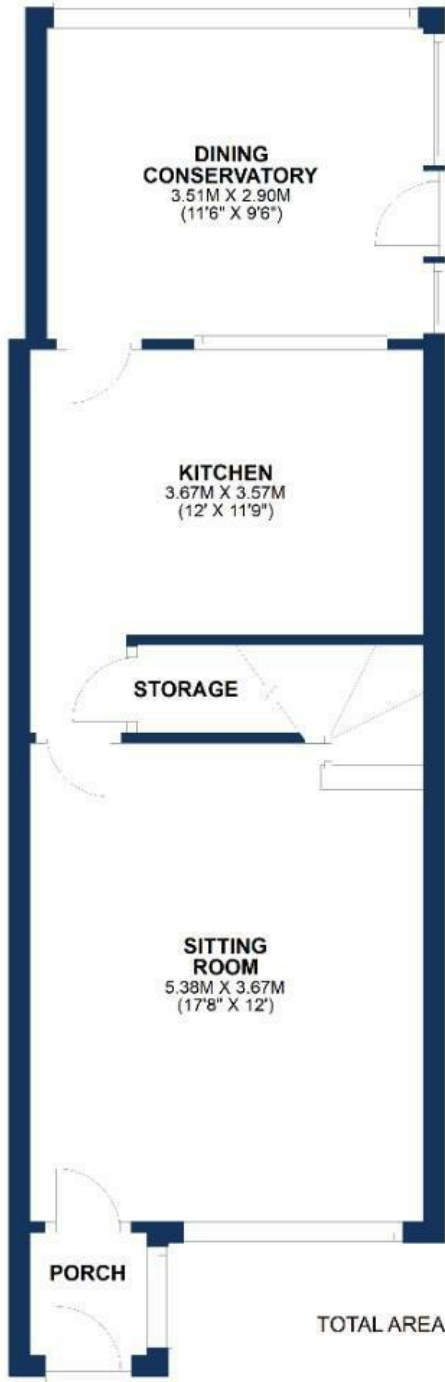
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 41.8 SQ. METRES (449.7 SQ. FEET)



## FIRST FLOOR

APPROX. 29.9 SQ. METRES (321.6 SQ. FEET)



TOTAL AREA: APPROX. 71.7 SQ. METRES (771.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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