



50 MOSSGROVE ROAD | TIMPERLEY

OFFERS OVER £725,000

NO ONWARD CHAIN A superb opportunity to purchase a well proportioned semi detached family home occupying an enviable plot and within walking distance of Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, front sitting room plus dining room to the rear leading onto the conservatory which in turn leads onto the rear garden, breakfast kitchen, principal bedroom with adjacent en-suite shower room/WC also accessed via the landing, three further bedrooms serviced by the family bathroom with separate WC. Useful laundry room to the first floor. Ample off road parking within the driveway which also provides access to the attached double garage with remote up and over doors to the front and rear leading to a rear courtyard with further garage beyond. The gardens to the rear incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6LF

DESCRIPTION

This well proportioned semi detached family home has been extended over the years and is ideally located being well placed for the shopping centre of Timperley village and a little over a mile to the market town of Altrincham. Navigation Road Metrolink station provides a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools and is within walking distance of Wellington School.

The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall. The bay fronted sitting room has a focal point of a living flame gas fire and double doors lead onto a separate dining room also accessed via the entrance hallway. Off the dining room is a conservatory with double doors leading onto the delightful rear gardens benefitting from a southerly aspect to enjoy the sun all day. Also towards the rear of the property is a fitted breakfast kitchen with doorway providing access to the rear courtyard. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the master bedroom benefits from an adjacent en-suite shower room/WC which can also be accessed via the landing. There are three further well proportioned bedrooms serviced by the family bathroom with separate WC. Also accessed off the landing is a separate laundry room with plumbing for washing machine and space for dryer conveniently positioned at first floor level.

Externally the grounds incorporate a driveway to the front providing off road parking and access to the attached double garage. The garage has remote up and over doors to the front and rear providing access to a rear courtyard with further garage beyond with adjacent store. There is then gated access to the rear garden.

The rear gardens are a particular feature and incorporate a paved patio seating area with superb lawns beyond with well stocked flowerbeds and screened by a variety of mature shrubs and hedges. The rear gardens overlook school playing fields and benefit from a southerly aspect to enjoy the sun all day.

A fine family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen. Tiled floor.

ENTRANCE HALL

14'11" x 9'1" (4.55m x 2.77m)

With glass panelled front door. Radiator. Spindle balustrade staircase to first floor. Laminate wood flooring. Opaque window to the side.

SITTING ROOM

17'0" x 12'2" (5.18m x 3.71m)

With PVCu double glazed bay window to the front. Living flame gas fire with marble effect surround and hearth. Radiator. Television aerial point. Picture rail. Ceiling cornice. Glass panelled double doors to:

DINING ROOM

13'1" x 11'3" (3.99m x 3.43m)

With picture rail and cornice. Radiator. Sliding doors to:

CONSERVATORY

10'11" x 9'5" (3.33m x 2.87m)

With double doors to the rear garden. Radiator. Power.

BREAKFAST KITCHEN

10'11" x 9'11" (3.33m x 3.02m)

Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob. Space for fridge freezer and dishwasher. Radiator. Ample space for table and chairs. PVCu double glazed windows to the side and rear plus door to the courtyard. Tiled splashback.

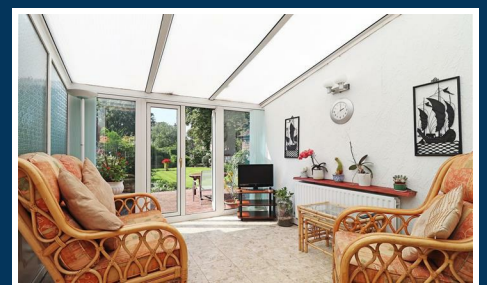
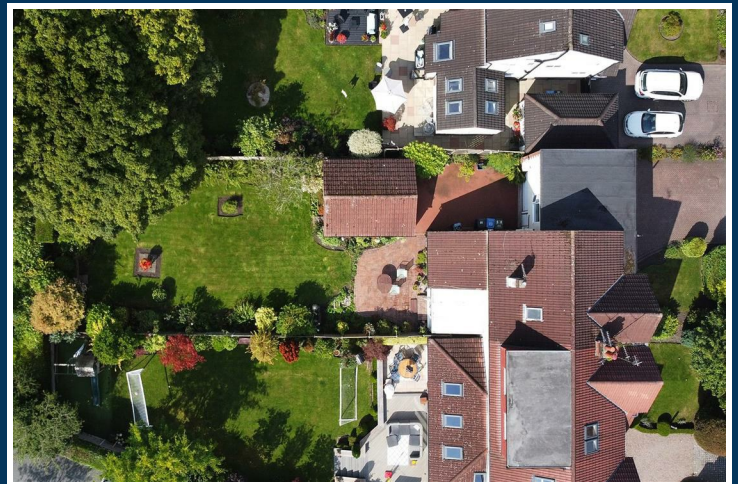
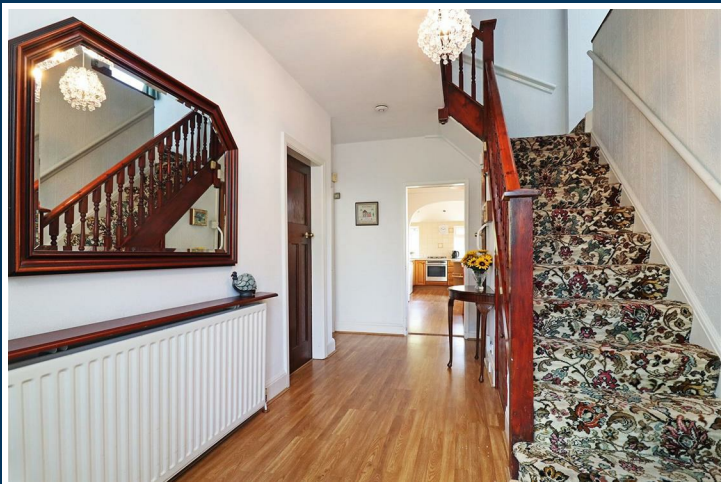
CLOAKROOM

With WC and wash hand basin. Opaque window to the side. Tiled splashback.

FIRST FLOOR

LANDING

With PVCu double glazed window to the rear. Radiator. Loft access hatch with pull down ladder to boarded loft space. Laundry cupboard with plumbing for washing machine and space for dryer plus enamel sink unit.



BEDROOM 1

16'10" x 12'3" (5.13m x 3.73m)

With PVCu double glazed bay window to the front. Fitted wardrobes. Ceiling cornice. Radiator. Television aerial point.

EN-SUITE

11'2" x 8'7" (3.40m x 2.62m)

Fitted with a suite comprising tiled shower enclosure, vanity wash basin and WC. Half tiled walls. PVCu double glazed window to the front. Radiator. Also accessed via the landing.

BEDROOM 2

13'1" x 11'3" (3.99m x 3.43m)

With PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 3

13'5" x 7'6" (4.09m x 2.29m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes and vanity wash basin. Ceiling cornice.

BEDROOM 4

13'5" x 7'5" (4.09m x 2.26m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes and vanity wash basin. Ceiling cornice.

BATHROOM

9'3" x 6'6" (2.82m x 1.98m)

With panelled bath, tiled shower cubicle and vanity wash basin. Radiator. Laminate wood flooring. Opaque PVCu double glazed window to the side. Tiled walls.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Tiled walls.

OUTSIDE

DOUBLE GARAGE

17'3" x 15'3" (5.26m x 4.65m)

Remote up and over doors to the front and rear. Light, power and water feed.

DETACHED GARAGE

19'4" x 14'2" (5.89m x 4.32m)

Up and over door to the front plus adjacent door leading to a large store with further door to the rear and opening into the garage itself. The garage has light, power and water feed.

To the front of the property the block paved driveway provides ample off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds.

Towards the rear beyond the garage is a side courtyard with water feed and gated access to the rear.

Immediately to the rear is a large block paved patio seating area with extensive lawns beyond with well stocked flowerbeds and a high degree of privacy. 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 "F"

TENURE

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

NOTE

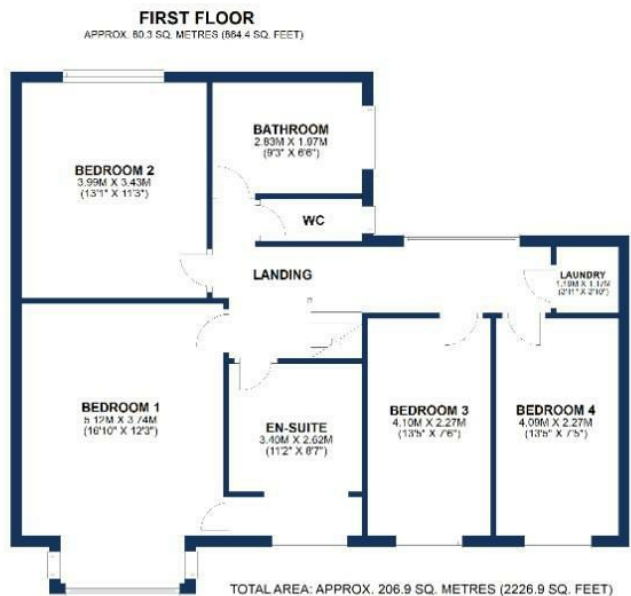
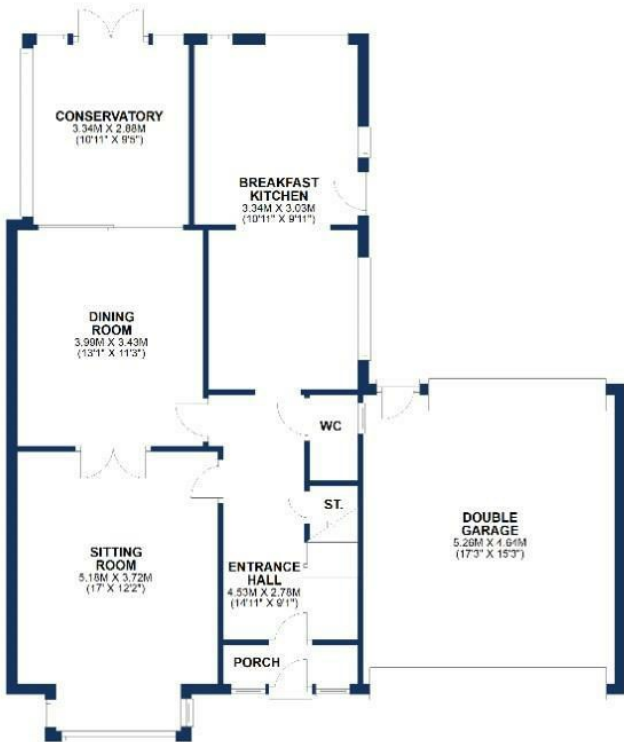
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 126.6 SQ. METRES (1362.5 SQ. FEET)



FIRST FLOOR
APPROX. 80.3 SQ. METRES (864.4 SQ. FEET)

TOTAL AREA: APPROX. 206.9 SQ. METRES (2226.9 SQ. FEET)
Excludes 'A' Habitable Portions Only



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