



68 ALDER DRIVE | TIMPERLEY

OFFERS OVER £650,000

NO ONWARD CHAIN Occupying a superb position and spot a generously proportioned detached family home that has been extended to create excellent living space that needs to be seen to be appreciated. The accommodation briefly comprises large enclosed porch, entrance hall with access to cloakroom/WC, sitting room to one side opening onto a dining room at the rear which in turn has access onto the conservatory and also the impressive dining kitchen over 23' wide. The ground floor accommodation is completed by the large living room. To the first floor the master bedroom benefits from an en-suite shower room/WC and fitted storage and there is a guest bedroom with en-suite and walk in wardrobe. There is a further double bedroom with en-suite shower room/WC and a fourth bedroom serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway whilst to the side and rear is a large patio seating area with gardens beyond laid with artificial grass with a southerly aspect to enjoy the sun all day and also a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7YG

DESCRIPTION

Situated within a popular residential development with a mixture of detached and semi detached houses all combining to create an attractive setting the property stands within excellent grounds incorporating a driveway to the front providing off road parking for several vehicles whilst to the rear there are superb gardens benefitting from a southerly aspect to enjoy the sun all day and also a high degree of privacy.

The accommodation is superbly proportioned throughout and a large enclosed porch leads onto the entrance hall. To one side is an impressive living room whilst to the other is a bay fronted sitting room opening onto the separate dining room. Off the dining room double doors lead onto a large conservatory with doors to the rear garden. The ground floor accommodation is completed by an impressive breakfast kitchen fitted with a comprehensive range of units and complete with central island and extending for over 23 feet.

To the first floor the master bedroom benefits from an en-suite shower room/WC and fitted wardrobes. There is a guest room towards the rear again with en-suite shower room/WC and walk in wardrobe. The third bedroom has an en-suite shower room/WC and the accommodation is completed by a fourth bedroom serviced by the family bathroom/WC.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and with shopping facilities and commuter service into Manchester available with Timperley village being approximately 1 1/2 miles distant and Altrincham town centre approximately 1 3/4 miles distant.

A superb family home offering extensive accommodation that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

7'3" x 5'7" (2.21m x 1.70m)

With PVCu double glazed front door. Tiled floor. Recessed low voltage lighting.

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM

With low level WC and wash hand basin. Radiator. Opaque PVCu double glazed window to the front. Tiled splashback. Laminate flooring.

SITTING ROOM

17'6" x 12'7" (5.33m x 3.84m)

With a focal point of a marble effect fireplace. Ceiling cornice. PVCu double glazed bay window to the front. Television aerial point. Radiator. Archway to:

DINING ROOM

11'9" x 8'0" (3.58m x 2.44m)

With ample space for dining suite. Radiator. Ceiling cornice. Access to kitchen and PVCu double glazed double doors to the conservatory.

BREAKFAST KITCHEN

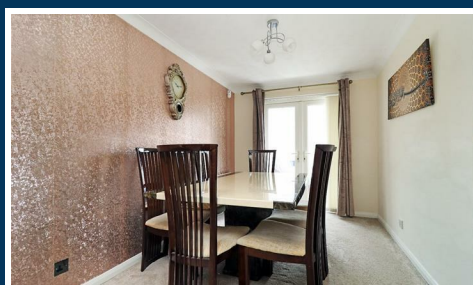
22'9" x 12'5" (6.93m x 3.78m)

A superb space fitted with a comprehensive range of white high gloss wall and base units with contrasting black quartz work surface over incorporating two 1 1/2 bowl sink units. Integrated double oven/grill plus microwave. Space for fridge freezer. Integrated dishwasher and washing machine. Four ring electric hob with extractor hood over plus five ring gas hob with extractor hood over. Central island with further storage and breakfast bar. Television aerial point. Tiled splashback. Two PVCu double glazed windows to the rear overlooking the garden. PVCu double glazed door provides access to the side. Laminate flooring. Underfloor heating. Access to under stairs storage cupboard. Recessed low voltage lighting.

CONSERVATORY

14'72 x 11'9" (4.27m x 3.58m)

With PVCu double glazed double doors leading onto the rear garden.



FIRST FLOOR

LANDING

PVCu double glazed window to the front.

BEDROOM 1

15'8" x 13'1" (4.78m x 3.99m)

Two PVCu double glazed windows to the front. Radiator. Fitted wardrobes.

EN-SUITE

7'0" x 5'3" (2.13m x 1.60m)

With a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

12'5" x 11'4" (3.78m x 3.45m)

With fitted wardrobes with overhead cupboards. PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Walk in wardrobe with PVCu double glazed window to the side and recessed low voltage lighting.

EN-SUITE

With a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the side. Tiled walls. and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM 3

12'1" x 9'4" (3.68m x 2.84m)

With fitted wardrobes. PVCu double glazed window to the front. Radiator.

EN-SUITE

9'5" x 4'2" (2.87m x 1.27m)

With a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls. Half tiled walls. Recessed low voltage lighting. Extractor fan.

BEDROOM 4

9'7" x 9'5" (2.92m x 2.87m)

PVCu double glazed window to the rear. Ceiling cornice. Radiator. Recessed low voltage lighting.

BATHROOM

6'11" x 6'2" (2.11m x 1.88m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin. Heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Half tiled walls.

OUTSIDE

To the front of the property the driveway provides ample off road parking and there is gated access to both sides. There is an EV charging point.

To the side and rear is a large patio seating area with gardens beyond laid with artificial grass. The rear gardens benefit from a southerly aspect to enjoy the sun all day and also a high degree of privacy. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

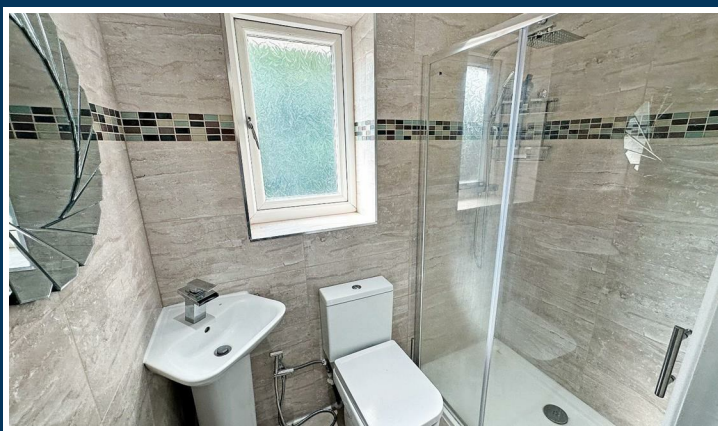
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TENURE

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

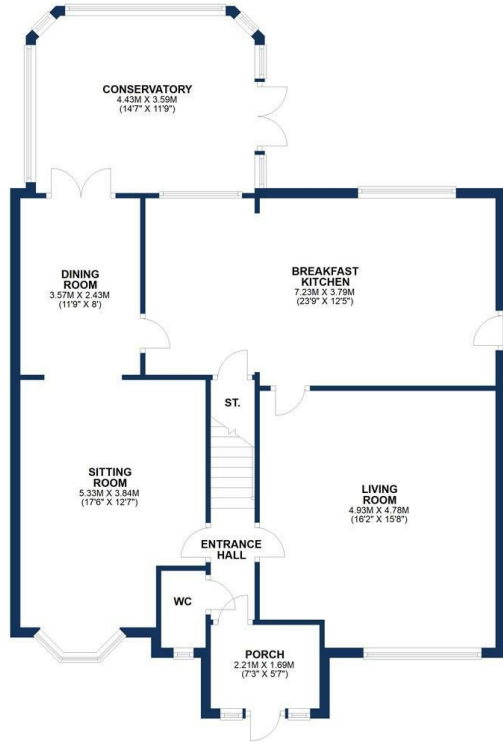
NOTE

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

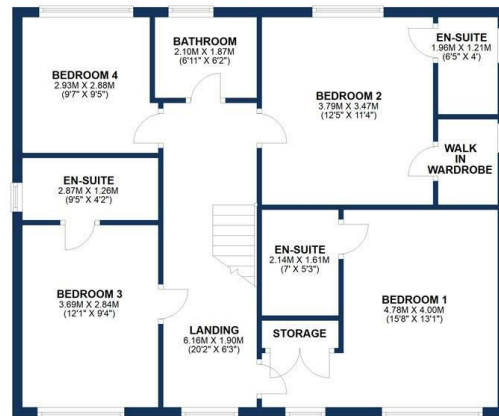


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GROUND FLOOR
APPROX. 105.3 SQ. METRES (1133.5 SQ. FEET)



FIRST FLOOR
APPROX. 75.9 SQ. METRES (817.0 SQ. FEET)



TOTAL AREA: APPROX. 181.2 SQ. METRES (1950.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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