



329 STOCKPORT ROAD | TIMPERLEY

£425,000

NO ONWARD CHAIN An attractive period terrace property which has undergone a complete programme of modernisation and extension to create superbly proportioned living space presented to an exceptional standard. The accommodation briefly comprises recessed porch, entrance hall, front sitting room, impressive open plan living dining kitchen with bi folding doors onto the decked seating area with lawned gardens beyond, cloakroom/WC, three excellent bedrooms and bathroom/WC fitted with a contemporary suite. Off road parking to the front. Viewing is essential to appreciate the standard of accommodation of offer.

POSTCODE: WA15 7UE

DESCRIPTION

This attractive mid terraced period property is conveniently located within the heart of Timperley village and has undergone a complete programme of modernisation and extension and is presented to an exceptional standard.

The accommodation is approached via recessed porch leading onto the welcoming entrance hall which in turn leads onto the front sitting room. Towards the rear of the property the extension has created an impressive living dining kitchen which truly acts as the heart of the home and is complete with a full range of integrated appliances and central island and with bi folding doors leading onto a composite decked seating area with lawns beyond. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with contrasting black fittings.

Externally there is off road parking within the driveway to the front whilst to the rear a composite decked seating area leads onto lawned gardens all enjoying a high degree of privacy.

The location is ideal as previously mentioned being within walking distance of Timperley village centre and also lying within the catchment area of highly regarded primary and secondary schools including The Willows and Wellington School.

Viewing is essential to appreciate the standard and presentation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood front door. Laminate wood flooring. Stairs to first floor. Recessed low voltage lighting. Radiator.

SITTING ROOM

13'0" x 10'8" (3.96m x 3.25m)

With a focal point of a remote control electric fireplace. Two PVCu double glazed windows to the front. Picture rail. Television aerial point. Radiator.

LIVING DINING KITCHEN

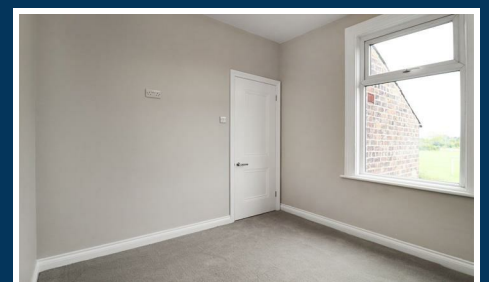
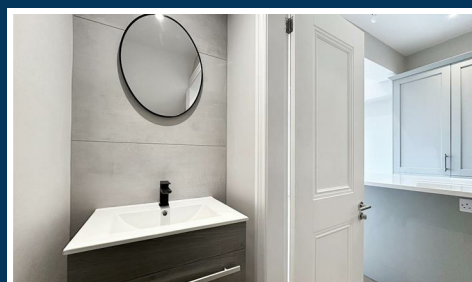
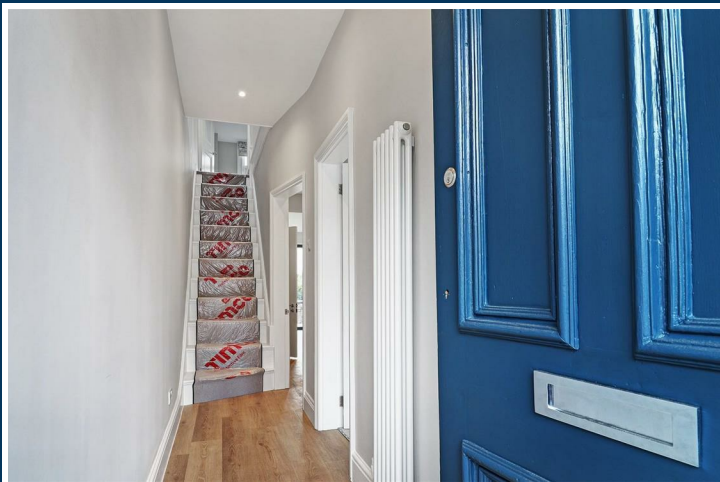
21'9" x 13'7" (6.63m x 4.14m)

Fitted with an attractive in frame kitchen comprising wall and base units with work surface over plus central island incorporating a sink unit with drainer and breakfast bar. Range oven with extractor hood over. Integrated fridge freezer, washing machine and Bosh dishwasher. Television aerial point. Radiator. Bi folding door provide access to the composite decked seating area with lawns beyond. Recessed low voltage lighting. Velux window to the rear. Views towards the playing fields. Cupboard housing newly installed combination gas central heating boiler.

CLOAKROOM

With WC and vanity wash basin. Tiled splashback. Recessed low voltage lighting.

FIRST FLOOR



LANDING

Pull down ladder to loft space. Velux window.

BEDROOM ONE

14'4" x 10'10" (4.37m x 3.30m)

With two PVCu double glazed windows to the front. Radiator.

BEDROOM TWO

13'1" x 8'10" (3.99m x 2.69m)

With PVCu double glazed window to the rear overlooking the playing fields. Radiator.

BEDROOM 3

8'11" x 7'11" (2.72m x 2.41m)

PVCu double glazed window to the rear overlooking the playing fields. Radiator.

BATHROOM

8'10" x 4'8" (2.69m x 1.42m)

Fitted with a contemporary white suite with contrasting black fittings comprising bath with mains shower with crittal style shower screen, vanity wash basin and WC. Heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

OUTSIDE

To the front of the property the drive provides off road parking whilst to the rear and accessed via the open plan space is a composite decked seating area with delightful lawned gardens beyond. There are attractive brick retaining walls and gated access onto Grove Lane.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

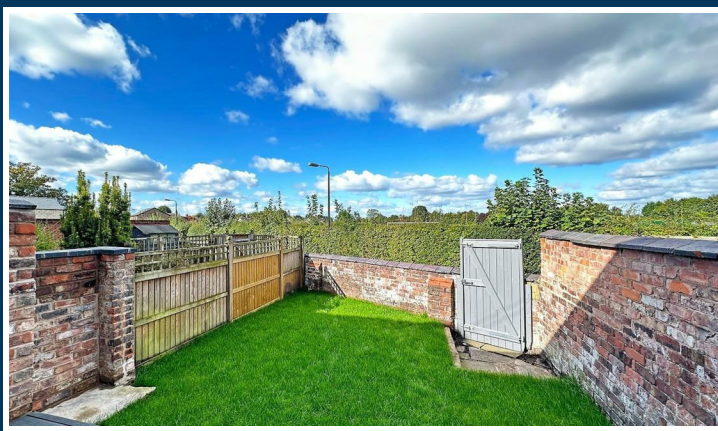
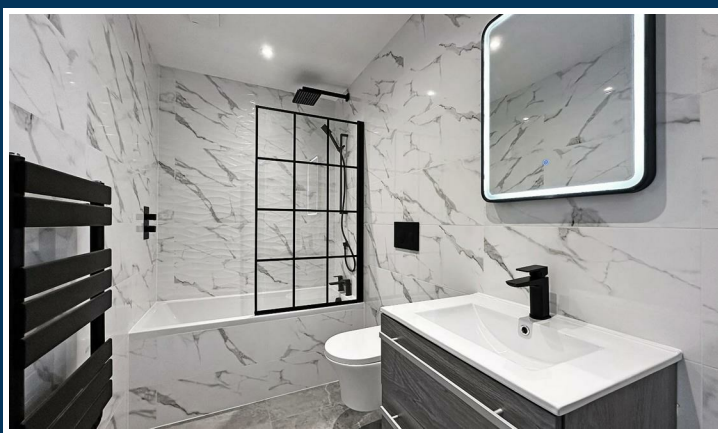
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TENURE

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

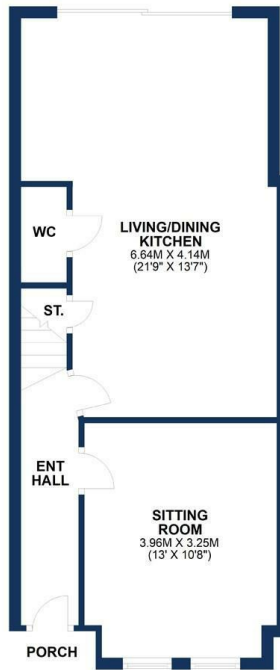
NOTE

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. 46.0 SQ. METRES (494.7 SQ. FEET)



FIRST FLOOR
APPROX. 38.7 SQ. METRES (416.6 SQ. FEET)



TOTAL AREA: APPROX. 84.7 SQ. METRES (911.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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