



1 MARSLAND AVENUE | TIMPERLEY

OFFERS OVER £650,000

A superbly proportioned detached family home occupying an enviable corner plot which simply needs to be seen to be appreciated. The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall. From the entrance hall there are sliding glass panelled doors leading onto a bay fronted dining room whilst towards the rear of the property is a separate large sitting room overlooking the lawned gardens to the side and paved courtyard to the rear. To the other side of the property is a fitted breakfast kitchen with a comprehensive range of natural wood fronted units and with an adjacent rear entrance hall providing a separate storage cupboard and access to the shower room/WC. The ground floor accommodation is completed by the utility room which provides access to the rear. To the first floor there are four excellent bedrooms serviced by the family bathroom/WC. Towards the front of the property there is gated access to the driveway which leads to the detached double garage. To the side and rear there are lawned gardens and separate paved courtyard benefitting from a southerly aspect to enjoy the sun all day. A superb family home offering well proportioned accommodation and presented to a high standard.

POSTCODE: WA15 6EP

DESCRIPTION

This detached family home is deceptively spacious and occupies an enviable corner plot which needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall. From the entrance hall sliding glass panelled doors lead onto a dining room to the side with bay window and a focal point of a gas fire with tiled hearth. Towards the rear of the property is a separate sitting room with the added benefit of a window overlooking the gardens to the side and rear and courtyard to the rear. To the other side of the property is an L shaped breakfast kitchen fitted with a comprehensive range of natural wood units and with space for all appliances. Adjacent to the kitchen is a rear entrance hall with storage cupboard and providing access onto the shower room/WC. Also off the kitchen is a separate utility room with door providing access to the rear courtyard which then leads onto the side.

To the first floor the master bedroom mirrors the sitting room beneath with windows to the side and rear and there are three further well proportioned bedrooms all serviced by the family bathroom/WC. Externally there is gated pedestrian and vehicular access and ample off road parking within the driveway. The driveway also provides access to the detached double garage with two up and over doors, light and power and door to the rear. To the side there are gated lawned gardens with the added benefit of an attractive summer house and with further gated access to the rear. Immediately to the rear and side is a paved courtyard all benefitting from a southerly aspect to enjoy the sun all day.

The accommodation is already superbly proportioned but there is much further potential by way of extension subject to the relevant permissions being obtained.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with local shops at the top of Heyes Lane and Woodhouse Lane East.

A fine family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded effect PVCu double glazed double doors and matching window either side. Tiled floor.

ENTRANCE HALL

15'2" x 6'4" (4.62m x 1.93m)

With hard wood leaded and stained glass panelled front door. Ceiling cornice. Radiator. PVCu double glazed window to the side. Spindle balustrade staircase to first floor. Sliding glass panelled doors to:

DINING ROOM

12'0" x 11'6" (3.66m x 3.51m)

With leaded effect PVCu double glazed bay window to the side with leaded and stained glass effect toplights. Gas fire with tiled hearth. Ceiling cornice. Radiator.

SITTING ROOM

15'9" x 10'9" (4.80m x 3.28m)

With leaded effect PVCu double glazed window to the side and two to the rear with leaded and stained effect toplights, The windows provide views over towards the gardens to the side and rear and also the rear courtyard. Gas fire with tiled hearth. Ceiling cornice. Radiator. Television aerial point. Telephone point.

L SHAPED BREAKFAST KITCHEN

15'0" x 14'4" (4.57m x 4.37m)

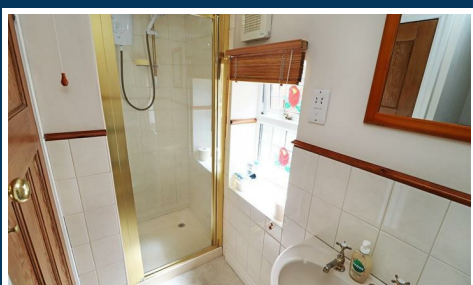
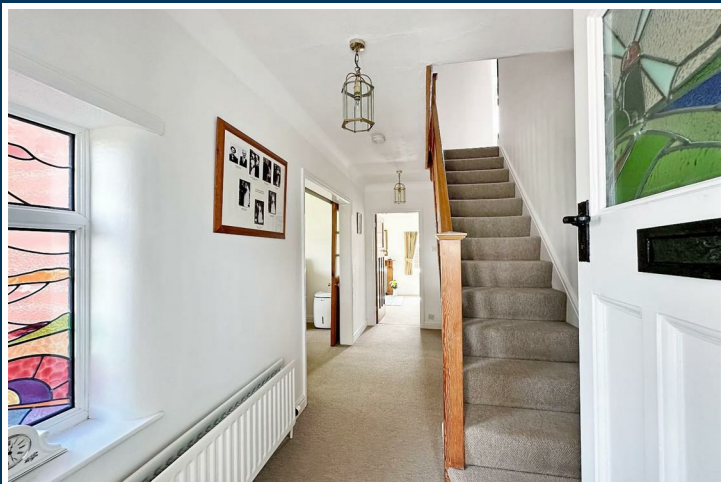
Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer and breakfast bar. Space for cooker and fridge and freezer. Tiled splashback. Radiator. Leaded effect PVCu double glazed windows to the front and side with leaded and stained glass effect toplights.

INNER HALLWAY

With access to large storage cupboard and also the:

SHOWER ROOM

With a suite comprising tiled shower enclosure, WC and wash hand basin. Opaque leaded and stained effect PVCu double glazed window to the rear. Half tiled walls. Heated towel rail.



UTILITY

6'4" x 5'5" (1.93m x 1.65m)

With wall and base units with work surface over. Space for dishwasher and plumbing for washing machine. Radiator. Composite door to the rear. Leaded effect PVCu double glazed window to the side the leaded and stained glass effect toplights. Wall mounted Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

Radiator. Ceiling cornice. Loft access hatch. Opaque leaded effect PVCu double glazed window to the rear with leaded and stained effect toplights.

BEDROOM 1

16'1" x 10'9" (4.90m x 3.28m)

With leaded effect PVCu double glazed window to the side and two to the rear with leaded and stained glass effect toplights. Radiator.

BEDROOM 2

12'0" x 11'6" (3.66m x 3.51m)

With leaded effect PVCu double glazed window to the side with leaded and stained effect toplights. Radiator.

BEDROOM 3

11'5" x 8'10" (3.48m x 2.69m)

With leaded effect PVCu double glazed window to the front with leaded and stained effect toplights. Access to large storage cupboard/walk in wardrobe. Radiator.

BEDROOM 4

10'10" x 6'4" (3.30m x 1.93m)

With leaded effect PVCu double glazed window to the front with leaded and stained effect toplights. Radiator.

BATHROOM

10'10" x 5'4" (3.30m x 1.63m)

With a white suite comprising corner bath, WC and wash hand basin. Two opaque leaded and stained effect PVCu double glazed windows to the rear. Half tiled walls. Heated towel rail. Extractor fan.

OUTSIDE

Externally towards the front of the property there is gated pedestrian access and double gates provide vehicular access to the driveway. There are large paved footpaths and gated access to both sides. To one side the gardens are laid mainly to lawn with mature hedge borders and there is gated access to the rear. Immediately to the rear and side there are further patio seating areas all benefitting from a southerly aspect to enjoy the sun all day.

DOUBLE GARAGE

Two up and over doors to the front. Light and power. Door to the rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

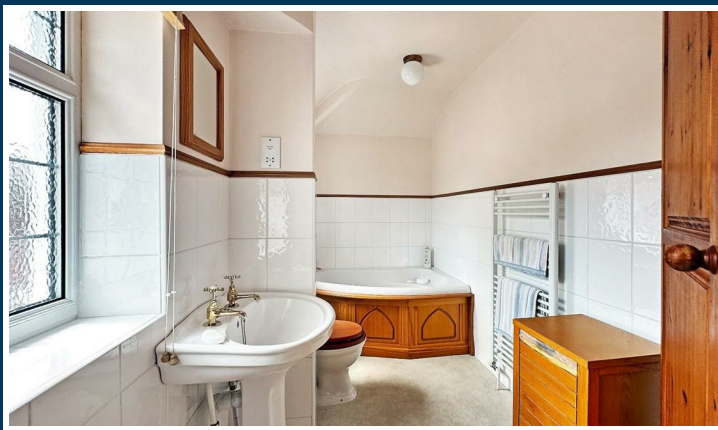
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TENURE

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

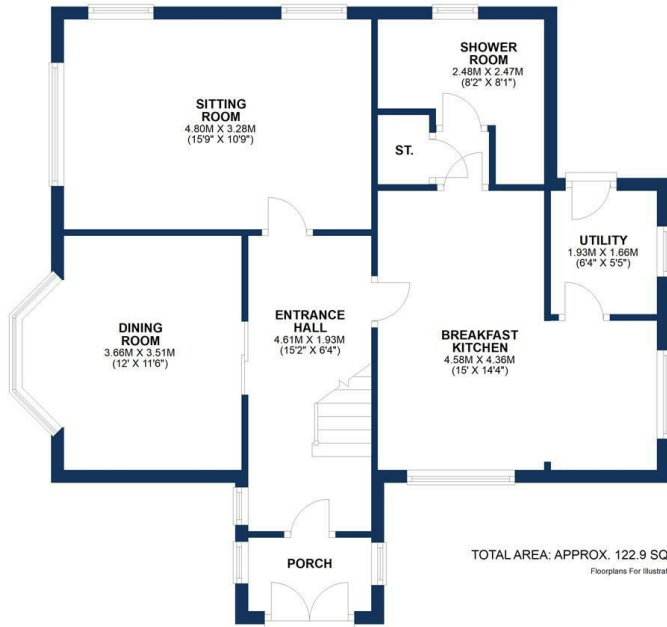
NOTE

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

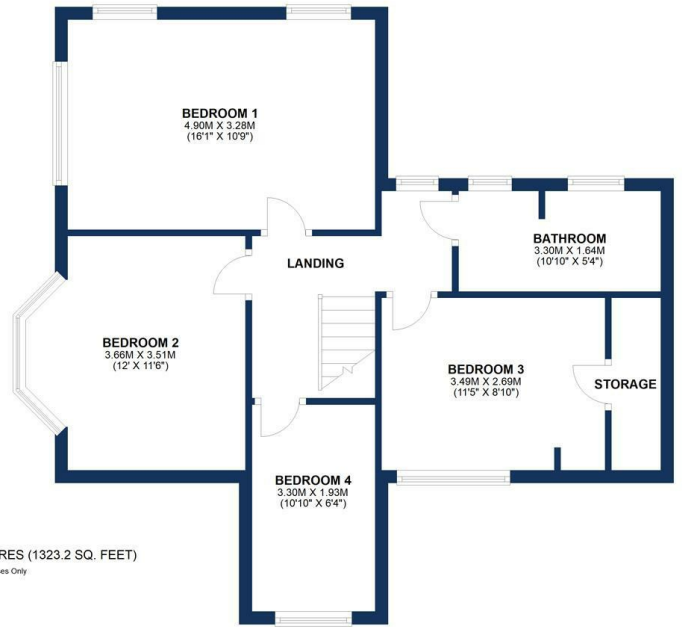


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GROUND FLOOR
APPROX. 65.1 SQ. METRES (700.5 SQ. FEET)



FIRST FLOOR
APPROX. 57.8 SQ. METRES (622.6 SQ. FEET)



TOTAL AREA: APPROX. 122.9 SQ. METRES (1323.2 SQ. FEET)
Floorplans For Illustrative Purposes Only



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