



## 11 HALTON DRIVE | TIMPERLEY

£375,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and maintained semi detached family home in an ideal location within easy reach of local shops on Woodhouse Lane East and within walking distance of Heyes Lane Primary School and occupying an enviable corner plot. The accommodation briefly comprises enclosed porch, sitting room opening onto a rear dining room with adjacent extended kitchen with door to the side patio, three well proportioned bedrooms and family bathroom/WC. Off road parking to the side which also provides access to the garage. To the front gated access leads onto the flagged pathway with adjacent lawned gardens. To the rear is a large patio seating area with secluded lawned gardens and the gardens to the rear are paved for easy maintenance. Viewing is highly recommended.



**POSTCODE: WA15 6AU**

## DESCRIPTION

Halton Drive forms part of a popular residential location with local shops nearby on Woodhouse Lane East and lying within the catchment area of highly regarded primary and secondary schools and with Heyes Lane Primary School on the doorstep. Timperley Metrolink station is a little further distant providing a commuter service into Manchester.

Built to a traditional design the property offers well proportioned accommodation which has been cared for and extended over the years. An enclosed porch leads onto the front sitting room which provides access to the separate dining room towards the rear.

Off the dining room is an extended fitted kitchen which overlooks the rear garden and provides access to the side garden. To the first floor there are three bedrooms serviced by the family bathroom/WC.

Externally there is a driveway providing off road parking and access to the detached garage. To the front of the property gated access leads onto a pedestrian footpath with adjacent lawned gardens and gated access to the side. To the side is a large patio seating area with delightful secluded gardens adjacent with a southerly aspect to enjoy the sun all day. The gardens to the rear are paved for easy maintenance.

A superb family home with much further potential in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door and matching side screen.

#### SITTING ROOM

**17'8" x 12'11" (5.38m x 3.94m)**

With hardwood front door. PVCu double glazed windows to the front and side. Stairs to first floor. Living flame gas fire with tiled insert and hearth. Television aerial point. Telephone point. Radiator. Opening to:

#### DINING ROOM

**9'11" x 9'5" (3.02m x 2.87m)**

With PVCu double glazed window overlooking the rear garden. Radiator. Doorway to:

#### KITCHEN

**14'8" x 9'11" (4.47m x 3.02m)**

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. Space for all appliances. Two PVCu double glazed windows overlooking the rear garden. PVCu double glazed door provides access to the side patio seating area. Tiled splashback. Radiator. Door to hallway.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.





## BEDROOM 1

13'3" x 11'3" (4.04m x 3.43m)

PVCu double glazed window to the front. Radiator. Fitted wardrobe ? Telephone point.

## BEDROOM 2

9'11" x 9'9" (3.02m x 2.97m)

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

## BEDROOM 3

6'7" x 6'1" (2.01m x 1.85m)

PVCu double glazed window to the side. Radiator. Telephone point.

## BATHROOM

7'9" x 7'7" (2.36m x 2.31m)

With a suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear. Airing cupboard.

## OUTSIDE

To the front of the property there is a gated footpath with adjacent lawned gardens with mature hedge and fence borders. To the side is a large patio seating area with superb secluded lawned gardens beyond with a southerly aspect to enjoy the sun all day. Also to the side is a separate drive providing off road parking and access to the detached garage.

To the rear the gardens are flagged for easy maintenance with fence borders. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

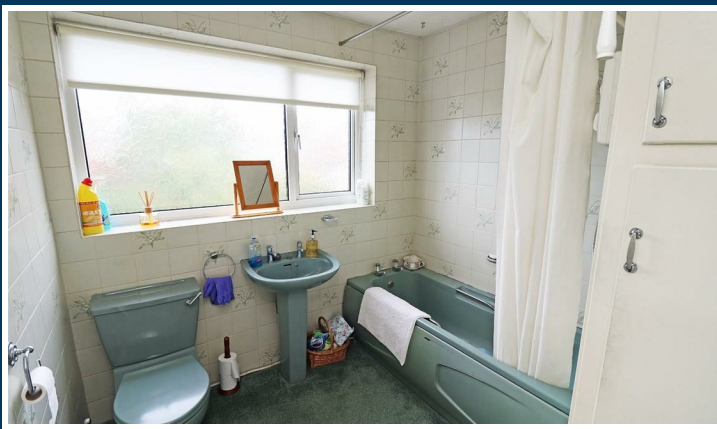
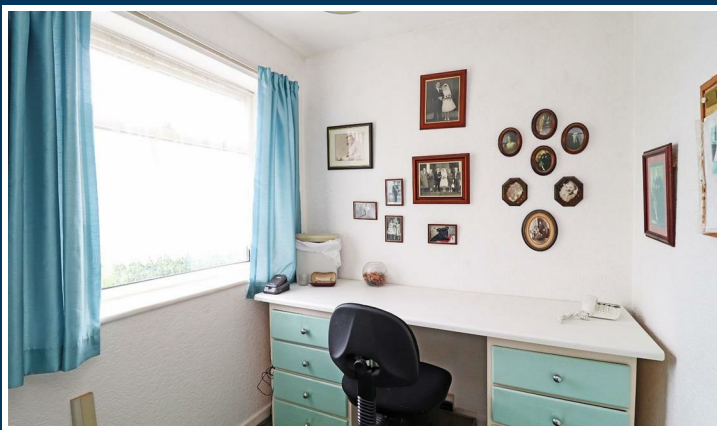
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## TENURE

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

## NOTE

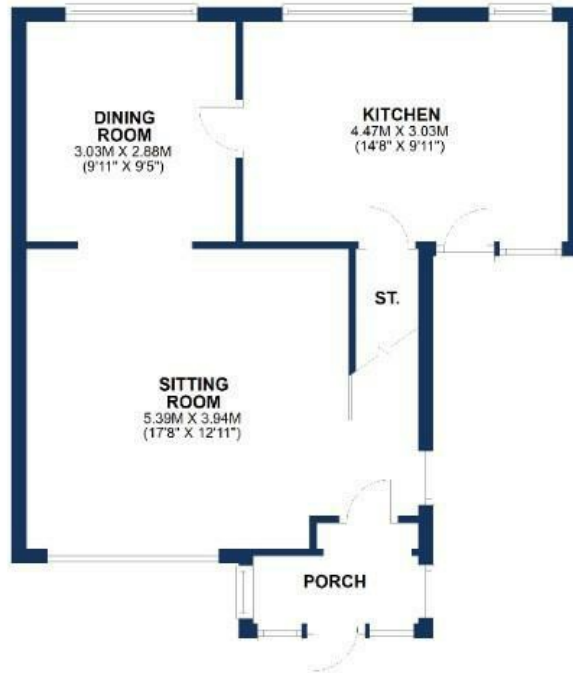
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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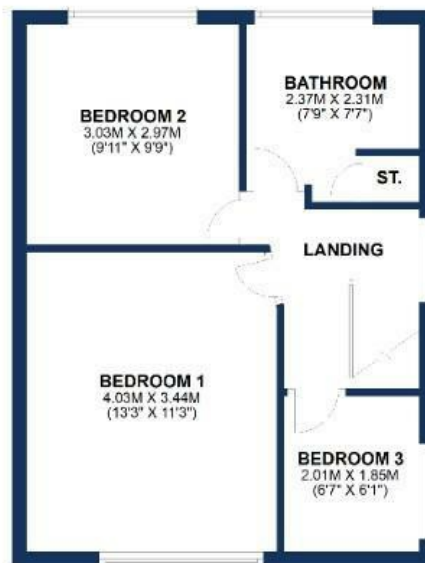
## GROUND FLOOR

APPROX. 47.6 SQ. METRES (512.3 SQ. FEET)



## FIRST FLOOR

APPROX. 39.0 SQ. METRES (420.2 SQ. FEET)



TOTAL AREA: APPROX. 86.6 SQ. METRES (932.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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