



12 HADDON GROVE | TIMPERLEY

OFFERS OVER £375,000

NO ONWARD CHAIN A well maintained period style semi detached family home ideally positioned within walking distance of Navigation Road Metrolink station and Wellington School. The accommodation briefly comprises canopy porch, entrance hall, front sitting room and separate dining room to the rear with adjacent fitted kitchen with access to the rear gardens, three bedrooms and bathroom/WC. Gated courtyard garden to the front whilst to the rear the patio seating area leads onto delightful lawned gardens. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6SA

DESCRIPTION

This period style bay fronted semi detached family home is well maintained throughout and offers any prospective purchaser the opportunity to re-model to individual taste.

The accommodation is approached via a welcoming entrance hall which leads onto the sitting room to the front whilst to the rear is a separate dining room overlooking the gardens. From the dining room an archway provides access to the fitted kitchen with door to the side.

At first floor level there are two double bedrooms, the principal with fitted wardrobes and there is a third single bedroom. The accommodation is completed by the bathroom/WC fitted with a white suite with chrome fittings.

To the front of the property is a gated courtyard garden whilst to the rear a patio seating area leads onto delightful lawned gardens. There is also access to a brick outhouse for storage.

The location is ideal being within the catchment of highly regarded primary and secondary schools and particularly with Wellington School within walking distance. Navigation Road Metrolink station is easily accessible with Altrincham town centre a little further distant as well as Timperley village centre.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

12'2" x 6'10" (3.71m x 2.08m)

With hardwood glass panelled front door. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. Ceiling cornice. Dado rail. Telephone point.

SITTING ROOM

13'9" x 11'6" (4.19m x 3.51m)

With focal point of an electric fireplace with PVCu double glazed bay window to the front. Television aerial point. Dado rail. Picture rail. Radiator. Sliding glass panelled doors to:

DINING ROOM

13'4" x 11'6" (4.06m x 3.51m)

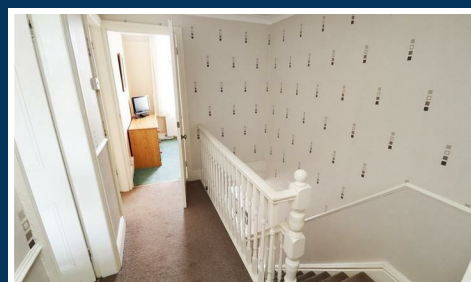
Also accessed via the kitchen and with a focal point of a gas fire with tiled insert and heart. PVCu double glazed window overlooking the rear garden. Laminate flooring. Radiator. Dado rail. Picture rail. Archway to:

KITCHEN

13'3" x 6'10" (4.04m x 2.08m)

Also accessed via the entrance hall and fitted with a comprehensive range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Space for all appliances. Access to under stairs storage cupboard. PVCu double glazed windows to the side and rear. Door to side. Tiled splashback. Cupboard housing Worcester gas central heating boiler.

FIRST FLOOR



LANDING

Ceiling cornice. Dado rail.

BEDROOM 1

13'42" x 11'7" (3.96m x 3.53m)

With PVCu double glazed window to the rear. Fitted wardrobes. Television aerial point. Radiator. Dado rail. Picture rail.

BEDROOM 2

11'10" x 11'7" (3.61m x 3.53m)

PVCu double glazed window to the front. Dado rail. Picture rail. Radiator.

BEDROOM 3

7'11" x 6'11" (2.41m x 2.11m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

7'7" x 7'0" (2.31m x 2.13m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Laminate flooring. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Radiator. Tiled splashback. Loft access hatch. Airing cupboard.

OUTSIDE

To the front of the property is a gated courtyard garden. To the rear is a patio seating area with delightful lawned gardens beyond and access to a brick built storage room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

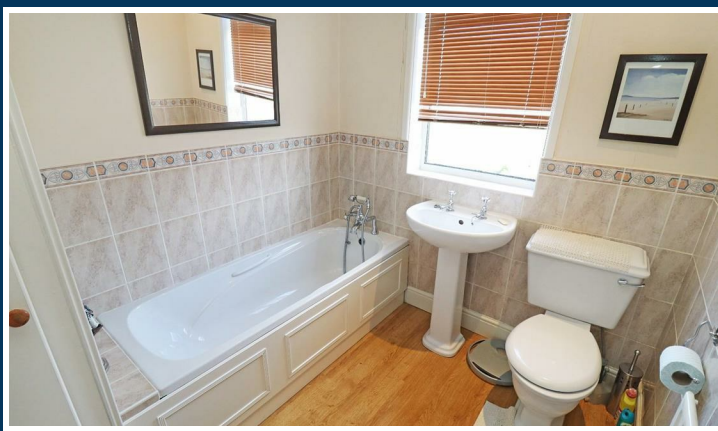
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TENURE

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

NOTE

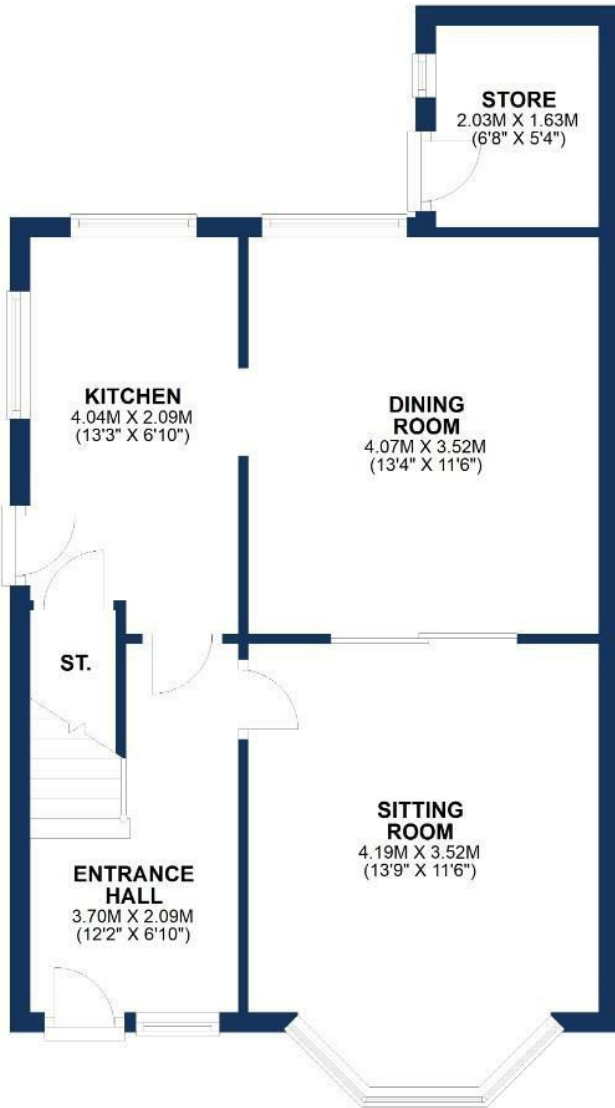
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 48.3 SQ. METRES (519.7 SQ. FEET)



FIRST FLOOR

APPROX. 44.4 SQ. METRES (477.9 SQ. FEET)



TOTAL AREA: APPROX. 92.7 SQ. METRES (997.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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