



18 STANLEY DRIVE | TIMPERLEY

OFFERS OVER £550,000

A superb detached family home occupying an enviable position within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation is beautifully maintained and superbly proportioned and needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, large welcoming entrance hall, front dining room and large sitting room to the rear leading onto the gardens, breakfast kitchen with adjacent utility, 3 excellent double bedrooms and bathroom/WC. Off road parking within the driveway which has an adjacent lawned garden and provides access to the detached garage. To the rear there is a patio seating area with delightful lawns beyond benefitting from a south easterly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the existing accommodation on offer and also the potential.



**POSTCODE: WA15 7NN**

## DESCRIPTION

This superbly proportioned detached family home offers well balanced accommodation within easy reach of Timperley village centre and also Altrincham town centre.

The accommodation is approached via an enclosed porch which leads onto an impressive welcoming entrance hall. Towards the front of the property is a bay fronted dining room whilst to the rear is a separate sitting room with doors providing access onto the rear patio seating area with delightful lawned gardens beyond. Also positioned towards the rear of the property is a large breakfast kitchen with door leading onto the rear utility which in turn provides access to the rear garden.

To the first floor there are three excellent double bedrooms serviced by the bathroom/WC.

Externally there is ample off road parking within the driveway which also provides access to the detached garage. There is an adjacent lawned garden whilst to the rear is a patio seating area with superb lawns beyond with mature and hedge and fence borders and well stocked flowerbeds all benefitting from a south easterly aspect to enjoy the sun for the majority of the day. There is also access to an external store.

Viewing is highly recommended to appreciate the existing accommodation on offer and also the potential to extend subject to the relevant permissions being obtained.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

#### ENTRANCE HALL

**11'10" x 8'9" (3.61m x 2.67m)**

Glass panelled front door with leaded and stained glass surround and top light. Opaque PVCu double glazed window to the side. Picture rail. Radiator. Stairs to first floor. Under stairs storage cupboard.

#### DINING ROOM

**14'9" x 11'5" (4.50m x 3.48m)**

PVCu double glazed bay window to the front. Gas fire set upon a tiled hearth. Picture rail. Radiator.

#### SITTING ROOM

**14'7" x 12'1" (4.45m x 3.68m)**

With PVCu double glazed door and windows providing access to the attractive gardens. Picture rail. Radiator. Television aerial point. Telephone point. Gas fire set upon a tiled hearth.

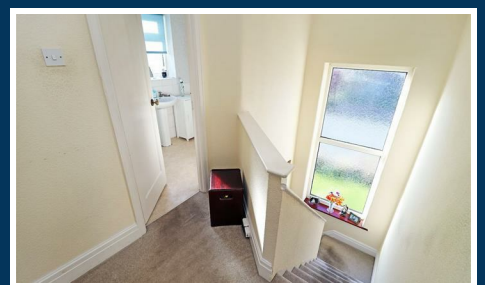
#### BREAKFAST KITCHEN

**12'1" x 11'2" (3.68m x 3.40m)**

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker and fridge. PVCu double glazed window to the side. Radiator. Door to:

#### UTILITY

Fitted with a sink unit. Plumbing for washing machine. Wall mounted Glow Worm combination gas central heating boiler. PVCu double glazed door and window to the rear.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the front.

### BEDROOM 1

14'7" x 12'1" (4.45m x 3.68m)

PVCu double glazed window overlooking the rear garden. Radiator. Television aerial point. Picture rail.

### BEDROOM 2

14'11" x 11'5" (4.57m x 3.48m)

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

### BEDROOM 3

12'1" x 8'10" (3.68m x 2.69m)

PVCu double glazed window to the rear. Radiator. Picture rail.

### BATHROOM

11'11" x 6'1" (3.63m x 1.85m)

With a suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and WC. Two opaque PVCu double glazed windows to the side. Tiled splashback. Radiator. Extractor fan.

### OUTSIDE

To the front of the property the drive provides off road parking and there is an adjacent lawned garden with well stocked flowerbeds. The driveway also provides access to:

### DETACHED GARAGE

Up and over door to the front plus door to the side. Light and power.

To the rear of the property is a patio seating area accessed via the sitting room and utility room with delightful lawned gardens beyond with fence borders and well stocked flower beds. There is also access to an external store.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

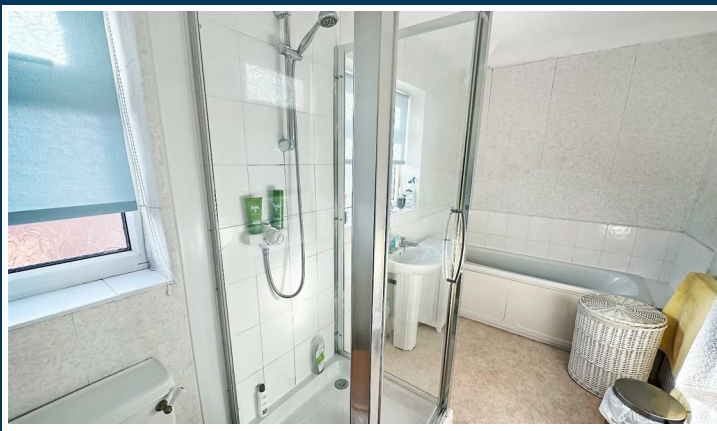
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### TENURE:

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

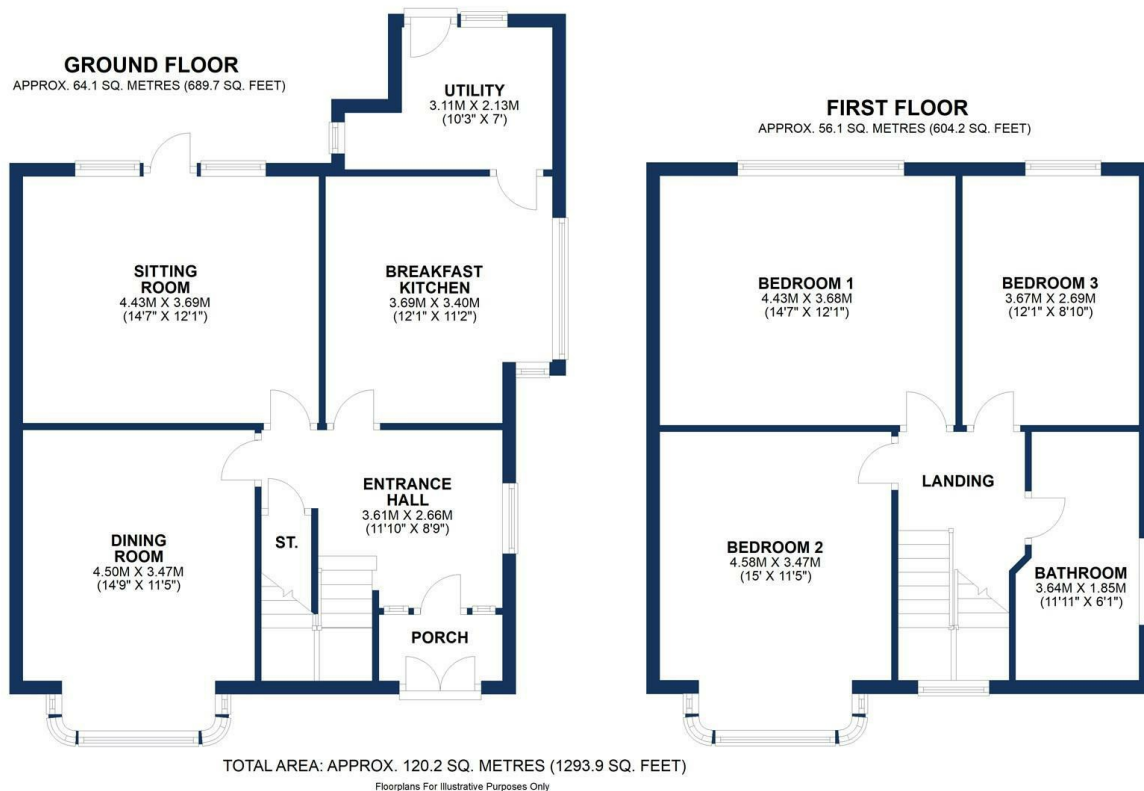
### NOTE

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



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