

4 FOX CLOSE | TIMPERLEY

OFFERS OVER £600,000

An immaculate semi detached family home which has been extended to provide superbly proportioned living space presented to an exceptional standard. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen with central island and Crittal style double doors leading to the Westerly facing rear gardens, adjacent utility room and WC leading onto the garage/store/gym, master bedroom with en-suite shower room/WC plus three further bedrooms and family bathroom/WC. Ample off road parking within the driveway. Delightful gardens to the rear benefitting from a high degree of privacy and a Westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6RR

DESCRIPTION

This superbly presented and proportioned semi detached family home has been extended to create superbly planned accommodation beautifully presented throughout.

The location is ideal being well placed for the shopping centre of Timperley village and a little over a mile to the market town of Altrincham. Navigation Road Metrolink station provides a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools and importantly is within walking distance of Wellington School.

The accommodation is approached via a welcoming entrance hall with understairs storage cupboard and also providing access onto the separate front sitting room. To the rear of the property there is an impressive open plan living dining kitchen which truly acts as the heart of the home and is complete with ample storage space plus central island with breakfast bar and space for living and dining suites. There are double Crittal style doors leading to the Westerly facing rear gardens and further door leading to the rear patio. Off the kitchen is a separate utility room with adjacent WC and door leading onto the front storage area which is currently used as a gym. There are then double doors to the front driveway.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom/WC fitted with a white suite with gold fittings.

Externally the driveway provides off road parking and has adjacent flowerbeds. Towards the rear and accessed via the open plan living dining kitchen there is a large patio seating area with delightful lawns beyond with inset lighting and benefitting from a Westerly aspect to enjoy the afternoon and evening sun and also a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Spindle balustrade staircase to first floor. Natural wood flooring. Understairs storage cupboard. Telephone point.

SITTING ROOM

12'2" x 11'0" (3.71m x 3.35m)

With PVCu double glazed bay window to the front. Picture rail. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN

24'5" x 21'7" (7.44m x 6.58m)

Fitted with a comprehensive range of teal coloured wall and base units with contrasting white work surfaces over incorporating a central island with breakfast bar and sink unit. Space for range oven. Extractor hood. Integrated dishwasher and fridge freezer. Integrated Bosch microwave. Crittal style double doors to the rear patio with delightful gardens beyond. Further door to the rear patio. Natural wood flooring. Part tiled walls. Ample space for living and dining suites. Recessed low voltage lighting. Television aerial point. Lantern light. three radiators.

UTILITY

With work surface and plumbing for washing machine beneath. Tiled splashback. Extractor fan.

CLOAKROOM

With WC and wash hand basin. Heated towel rail. Half tiled walls. Extractor fan.

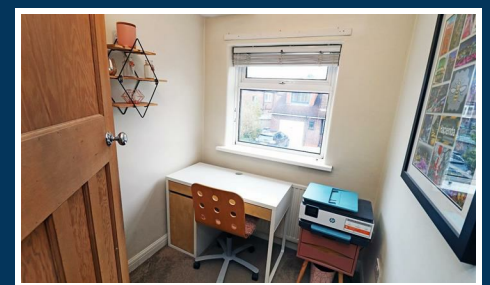
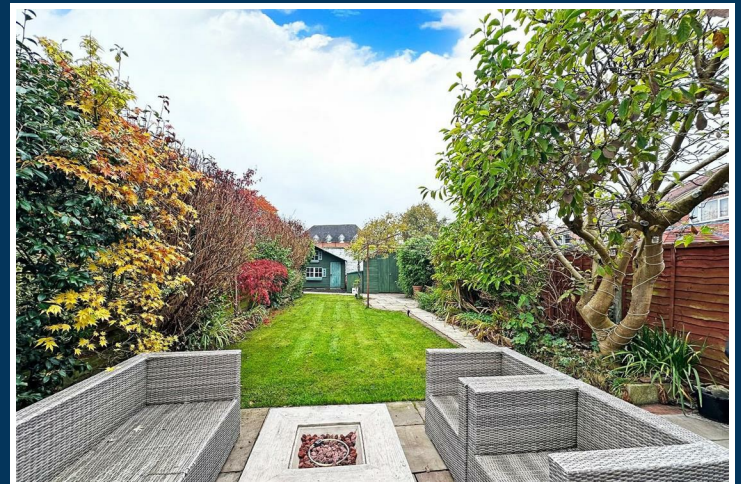
GARAGE/STORE/GYM

8'9" x 8'3" (2.67m x 2.51m)

With double doors to the front. Laminate flooring. Wall mounted combination gas central heating boiler. Radiator.

FIRST FLOOR

LANDING



BEDROOM 1

11'11" x 10'8" (3.63m x 3.25m)

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

BEDROOM 2

13'3" x 8'9" (4.04m x 2.67m)

With PVCu double glazed window to the front. Radiator.

EN-SUITE

6'4" x 5'10" (1.93m x 1.78m)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Tiled splashback. Heated towel rail. Extractor fan. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

BEDROOM 3

12'4" x 10'5" (3.76m x 3.18m)

With PVCu double glazed window to the front. Radiator. Picture rail. Loft access hatch with pull down ladder to loft space.

BEDROOM 4

6'5" x 5'9" (1.96m x 1.75m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'6" x 5'3" (2.59m x 1.60m)

Fitted with a white suite with gold fittings comprising bath with mains shower over, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the block paved drive provides off road parking with well stocked adjacent flowerbeds. To the rear and accessed via the open plan living dining kitchen is a large patio seating terrace with delightful lawned gardens beyond all benefitting from a Westerly aspect to enjoy the afternoon and evening sun. There is inset lighting plus playhouse and shed. External power points and water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

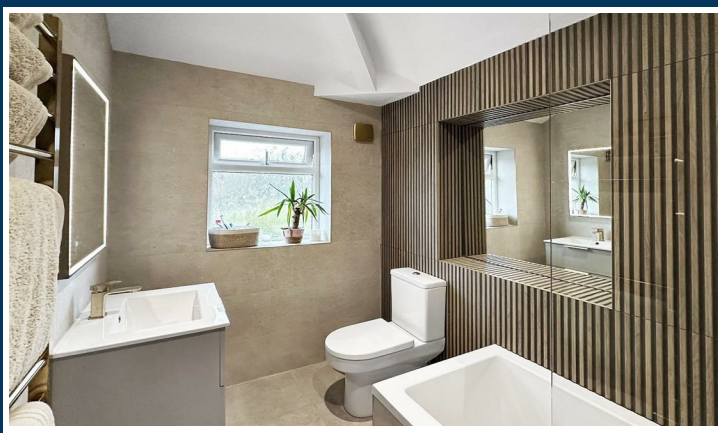
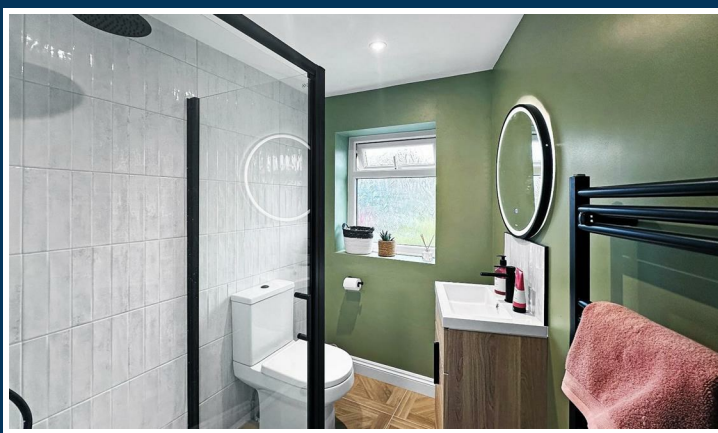
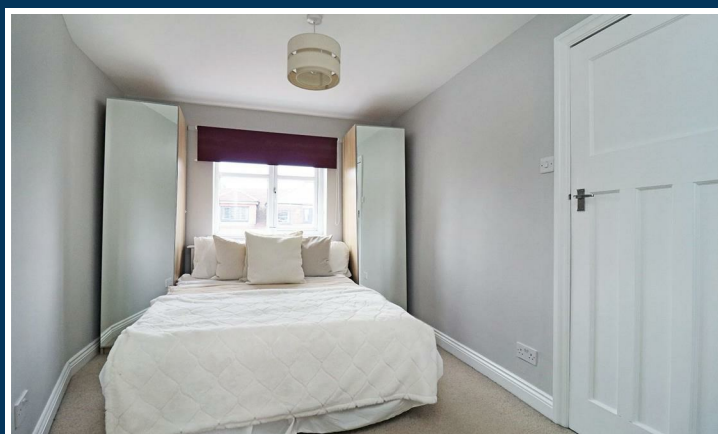
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TENURE

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

NOTE

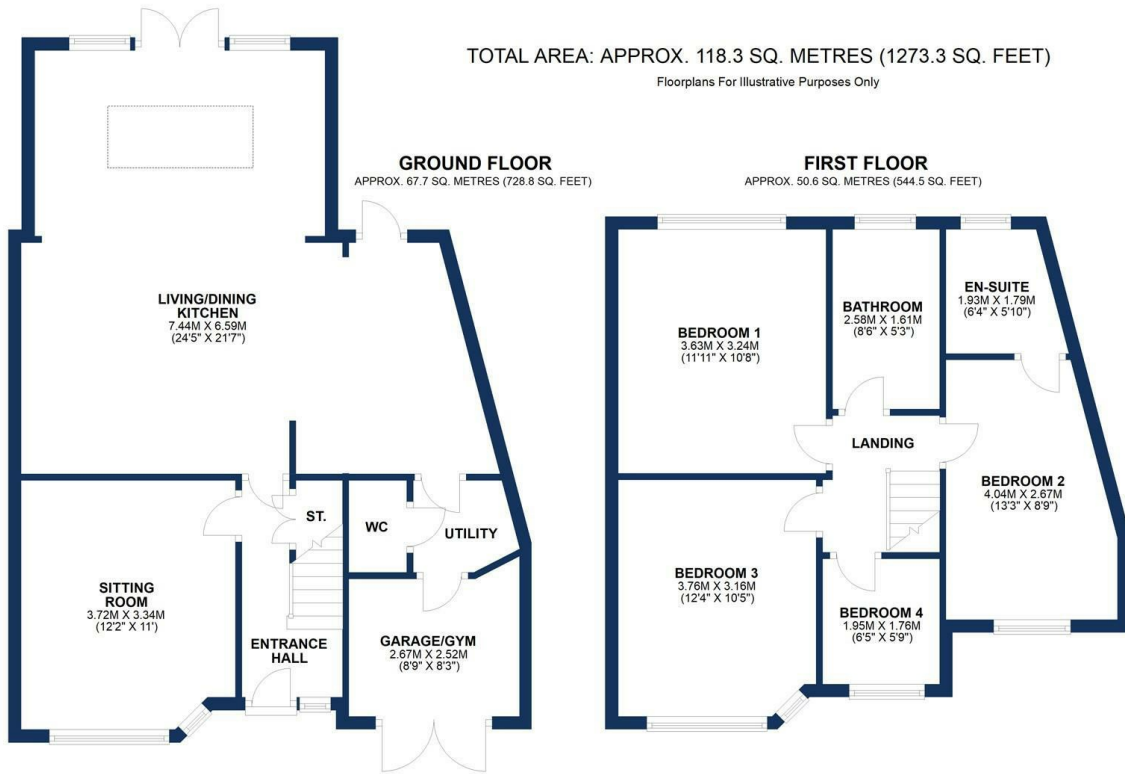
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 118.3 SQ. METRES (1273.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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