

## 15 NEWSTEAD TERRACE | TIMPERLEY

OFFERS IN THE REGION OF £500,000

An immaculate period terraced property in an ideal location which needs to be seen to be appreciated. The accommodation combines tradition features with contemporary fittings and briefly comprises entrance hallway, front sitting room with exposed brick chimney breast housing a cast iron stove, separate dining room, impressive open plan dining kitchen complete with central island and bi folding doors to the rear gardens, cloakroom/WC, two bedrooms and family bathroom for the first floor whilst to the second is a further double bedrooms with en-suite shower room/WC. Gravel driveway to the front provides off road parking and flagged courtyard garden beyond. To the rear is a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 6JS**

## DESCRIPTION

This attractive period terraced property forms part of a highly favoured location within easy reach of Timperley village centre, Navigation Road and Timperley Metrolink stations and with Altrincham town centre a little further distant. The property has the added benefit of lying within the catchment area of highly regarded primary and secondary schools and with Wellington School within walking distance.

The accommodation is superbly proportioned and beautifully presented throughout and perfectly combines tradition features with contemporary fittings. The accommodation is approached via the welcoming entrance hall which provides access onto the separate dining room with stripped floorboards and cornicing and opening onto the separate sitting room at the front. The sitting room has a continuation of the stripped floorboards and a focal point of an open fireplace housing a cast iron stove set upon a flagged hearth and with an exposed brick surround. There is fitted storage and shelving within the chimney breast recess. Towards the rear of the property is an impressive open plan dining kitchen with fitted storage units providing ample storage and there is a central island with breakfast bar. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are two excellent double bedrooms both with period style fireplaces and serviced by the family bathroom/WC. To the second floor is a further double bedroom with fitted storage and with access to a modern en-suite shower room/WC.

Externally to the front of the property the gravel driveway provides off road parking with a flagged courtyard garden beyond. Towards the rear and accessed via the dining kitchen is a patio seating area leading onto delightful lawned gardens all benefitting from a southerly aspect to enjoy the sun all day.

A superb property in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood glass panelled front door. Dado rail. Stripped floorboards. Radiator.

#### DINING ROOM

**13'7" x 11'9" (4.14m x 3.58m)**

Stripped floorboards. Ceiling cornice. Spindle balustrade staircase to first floor. Radiator. Opening to:

#### SITTING ROOM

**12'6" x 11'10" (3.81m x 3.61m)**

With a focal point of an open fireplace housing a cast iron stove set upon a flagged hearth and with exposed brick surround. Fitted storage and shelving. Stripped floorboards. Picture rail. PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator.

#### DINING KITCHEN

**18'0" x 14'10" (5.49m x 4.52m)**

Fitted with a comprehensive range of units providing ample storage and with a central island with breakfast bar and inset Belfast style sink unit. Space for Range oven and fridge freezer. Integrated dishwasher and wine fridge. Tiled floor. Lantern light and Velux window to the rear. PVCu double glazed bi-folding doors provide access to the rear garden. Underfloor heating. Television aerial point. Recessed low voltage lighting. Ample space for dining suite.

#### CLOAKROOM

With WC and wash hand basin. Half tiled walls. Recessed low voltage lighting.

### FIRST FLOOR





## LANDING

### BEDROOM 1

16'2" x 11'9" (4.93m x 3.58m)

A superb double bedroom with 2 PVCu double glazed windows to the front. Fitted wardrobe. Cast iron fireplace. Radiator.

### BEDROOM 2

11'9" x 9'10" (3.58m x 3.00m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Cast iron fireplace with exposed brick chimney breast. Cupboard housing Worcester combination gas central heating boiler.

### BATHROOM

7'10" x 6'8" (2.39m x 2.03m)

With a suite comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Part tiled and part panelled walls. Extractor fan. Radiator. Airing cupboard with plumbing for washing machine.

## SECOND FLOOR

### BEDROOM 3

12'11" x 11'0" (3.94m x 3.35m)

With fitted eaves storage. Velux windows to the front and rear. Radiator.

### EN-SUITE

10'6" x 5'1" (3.20m x 1.55m)

With a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Extractor fan. Radiator. Tiled splashback. Velux window to the front.

## OUTSIDE

To the front of the property the gravel driveway provides off road parking and has a courtyard garden beyond. To the rear and accessed via the dining kitchen is a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

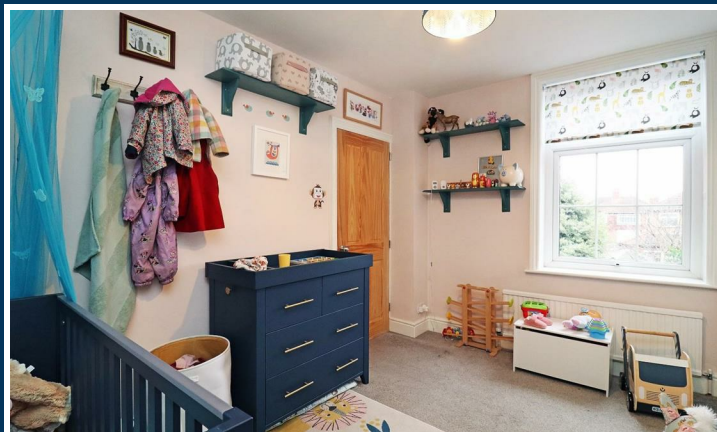
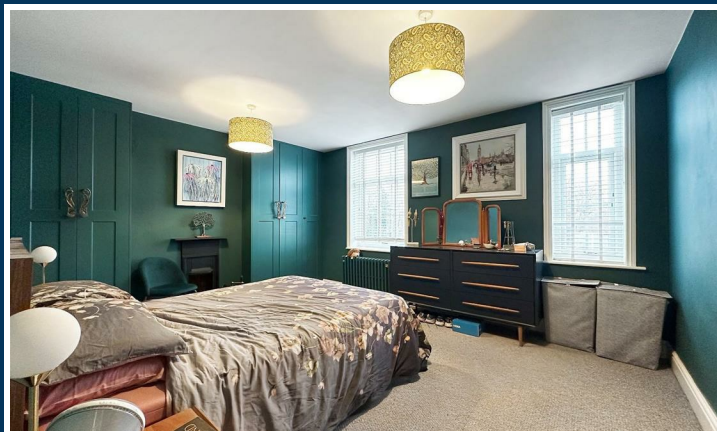
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## TENURE

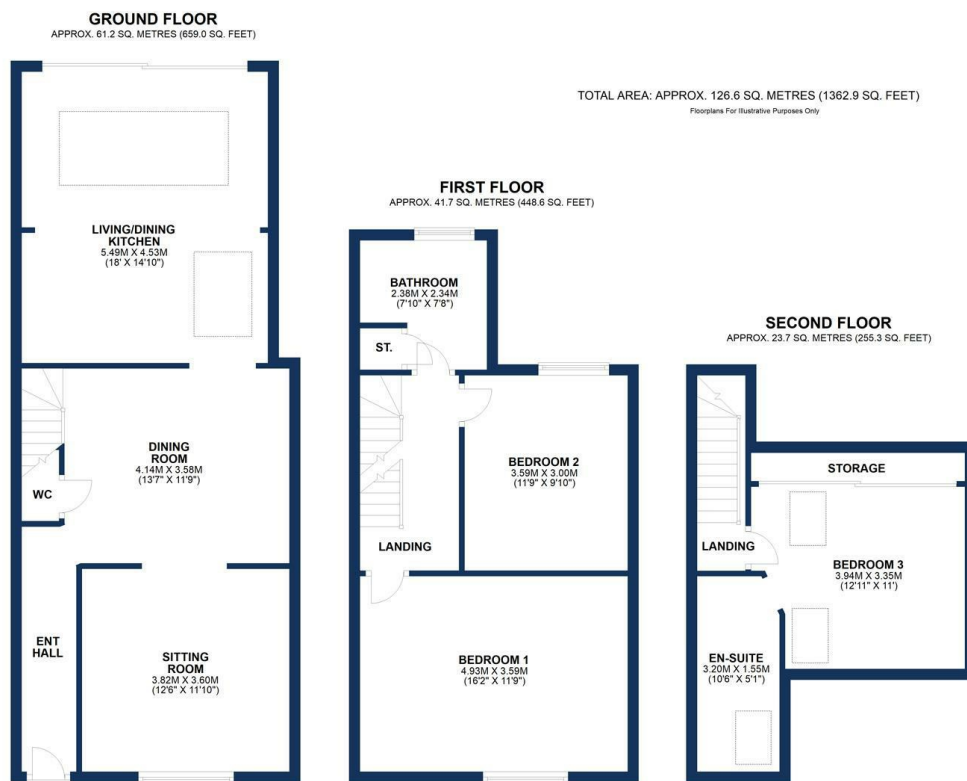
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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