



25 SWAN ROAD | TIMPERLEY

OFFERS OVER £400,000

A superb traditional semi detached family home in a sought after location. The accommodation briefly comprises enclosed porch, entrance hall, full depth sitting/dining room, fitted kitchen with adjacent side porch/utility, three bedrooms and bathroom/WC. Off road parking and lawned gardens to the front and patio seating area to the rear with superb lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6BX

DESCRIPTION

This semi detached family home is superbly presented throughout and in a sought after location.

The accommodation is approached via a large enclosed porch and entrance hall which leads onto the full depth sitting / dining room. From the dining area there is access to the kitchen fitted with modern white high gloss units. The ground floor accommodation is completed by the side porch/utility which can also be accessed via the driveway. To the first floor there are three bedrooms and bathroom/WC.

To the front of the property there is off road parking within the flagged driveway which has adjacent lawned gardens and access to an EV charging point. Immediately to the rear there is a patio seating area with lawned gardens beyond.

The property is well placed lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station nearby.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen. Tiled floor.

ENTRANCE HALL

Opaque glass panelled front door. Natural wood flooring. Radiator. Stairs to first floor. Picture rail.

SITTING / DINING ROOM

20'9" x 10'11" (6.32m x 3.33m)

Running the full depth of the property with PVCu double glazed windows to the front and rear. Ample space for living and dining suites. Two radiators. Picture rail. Natural wood flooring. Television aerial point. Telephone point.

KITCHEN

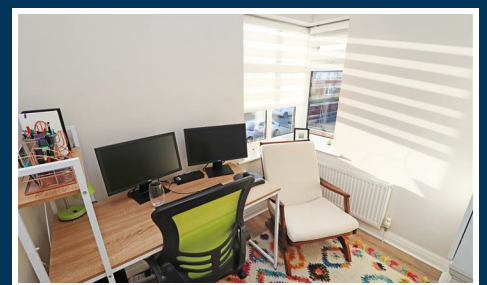
13'7" x 7'7" (4.14m x 2.31m)

Fitted with a range of modern white high gloss wall and base units with work surfaces over incorporating a 1 ½ bowl enamel sink unit with drainer. Space for cooker and dishwasher. Wall mounted Worcester combination gas central heating boiler. PVCu double glazed window to the rear. Radiator. Glass panelled door to;

SIDE PORCH / UTILITY

9'11" x 4'8" (3.02m x 1.42m)

PVCu double glazed door to the front. Plumbing for washing machine. Space for fridge/freezer. Tiled floor. Light and power.



FIRST FLOOR

LANDING

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

BEDROOM ONE

12'10" x 10'11" (3.91m x 3.33m)

PVCu double glazed bay window to the front. Radiator. Laminate wood flooring. Fitted wardrobes and overhead cupboards.

BEDROOM TWO

10'11" x 7'10" (3.33m x 2.39m)

PVCu double glazed window to the rear. Radiator. Laminate wood flooring. Fitted wardrobes and overhead cupboards.

BEDROOM THREE

7'7" x 7'4" (2.31m x 2.24m)

PVCu double glazed window to the front. Radiator. Laminate wood flooring. Fitted storage cupboard.

BATHROOM

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

With a white suite with chrome fittings comprising bath, tiled shower enclosure, wash basin and WC. Two opaque PVCu double glazed windows to the side. Tiled walls. Extractor fan.

OUTSIDE

To the front of the property there is off road parking within the flagged driveway which has adjacent lawned gardens and access to an EV charging point. Immediately to the rear the gardens are a particular feature with superb lawns enclosed by fenced borders and also incorporating a patio seating area.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

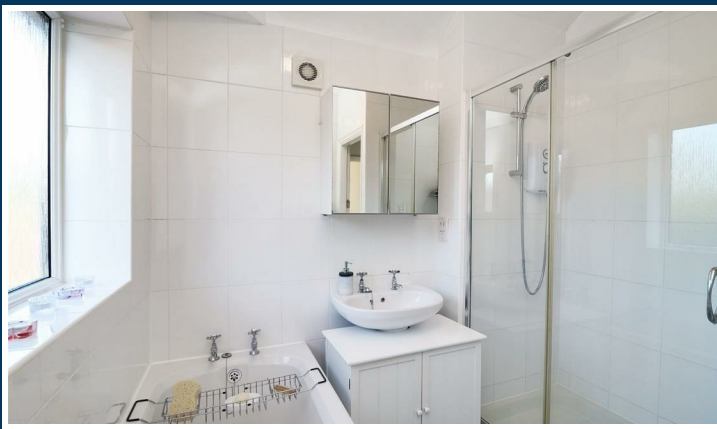
Trafford Borough Council Band 'C'

TENURE

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

NOTE

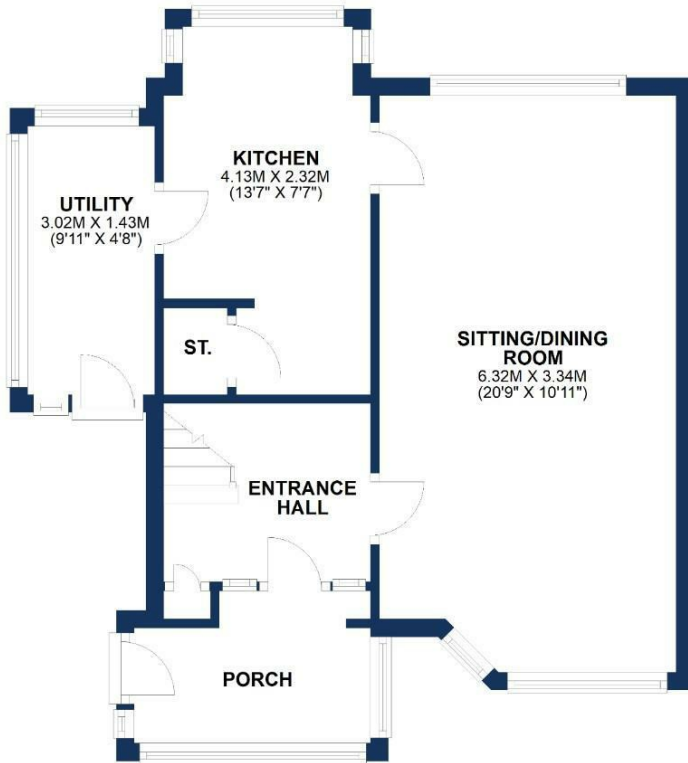
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 45.1 SQ. METRES (485.0 SQ. FEET)



FIRST FLOOR

APPROX. 35.3 SQ. METRES (379.8 SQ. FEET)



TOTAL AREA: APPROX. 80.3 SQ. METRES (864.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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