



3 HEYES AVENUE | TIMPERLEY

OFFERS OVER £695,000

NO ONWARD CHAIN This semi detached family home has been fully modernised and extended to an exceptional standard and needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall with storage and access to the study towards the front plus adjacent sitting room. To the rear is an impressive full width dining kitchen with a comprehensive range of units and central island and with doors leading onto the rear gardens and glass panelled doors to the sitting room. The ground floor accommodation is completed by the separate utility room and cloakroom/WC and there is also access to the integral garage. To the first floor there are four excellent bedrooms serviced by the family bathroom/WC and to the second floor is an impressive master suite with en-suite shower room and large adjacent store room. Ideally located within this quiet cul de sac yet within easy reach of Timperley village centre. Viewing is highly recommended.

POSTCODE: WA15 6EE

DESCRIPTION

This substantial family home is located in a sought after residential cul de sac close to the village centre and lying within the catchment area of highly regarded primary and secondary schools. A major programme of complete modernisation, including a side and rear extension, has just been completed creating superbly presented and proportioned living space that needs to be seen to be appreciated.

The property is approached via a welcoming entrance hall with impressive glass balustrade staircase and opening onto an impressive full width open plan dining kitchen. The kitchen area is fitted with a contemporary range of black wall and base units with contrasting white work surfaces over and complete with central island and full range of integrated appliances. There are bi folding doors leading onto the large gardens at the rear and there are double glass panelled doors leading onto the separate sitting room positioned towards the front of the property. Also towards the front of the property is a separate study room and the accommodation is completed by a rear hallway providing access to a separate utility room plus cloakroom/WC and with door to the integral garage/store.

To the first floor this a large open landing providing access to four bedrooms all of which are well proportioned and serviced by the family bathroom/WC fitted with a contemporary suite with attractive tiling.

The accommodation is completed by the impressive master suite to the second floor with Juliette balcony and access to an adjacent en-suite shower room/WC. There is also a door from the landing of the second floor leading onto a large store room.

Externally the drive provides ample off road parking and access to the adjacent store. Immediately to the rear and accessed via the open plan dining kitchen is an Indian stone patio seating area with potential extensive lawned gardens beyond all enclosed by timber fencing with exterior lighting.

Viewing is essential to appreciate the proportions of the accommodation on offer and also the standard and presentation.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With glass panelled composite front door. Radiator. Recessed low voltage lighting. Glass balustrade staircase. Under stairs storage cupboard.

SITTING ROOM

12'1" x 12'1" (3.68m x 3.68m)

With PVCu double glazed window to the front. Radiator. Television aerial point. Double glass panelled doors to the open plan dining kitchen.

DINING KITCHEN

29'8" x 11'2" (9.04m x 3.40m)

Running the full width of the property an impressive open plan space fitted with a comprehensive range of black wall and base units with contrasting white work surfaces over incorporating 1 1/2 bowl sink unit. A central island houses the induction hob and provides further storage. Integrated oven/grill plus microwave. Integrated fridge freezer and dishwasher and wine fridge. Radiator. Recessed low voltage lighting. Two PVCu double glazed windows to the rear. Bi folding doors provide access to the rear garden. Extractor fan.

STUDY

6'4" x 6'3" (1.93m x 1.91m)

Useful study space with PVCu double glazed window to the front. Recessed low voltage lighting. Radiator.

REAR HALLWAY

access to:

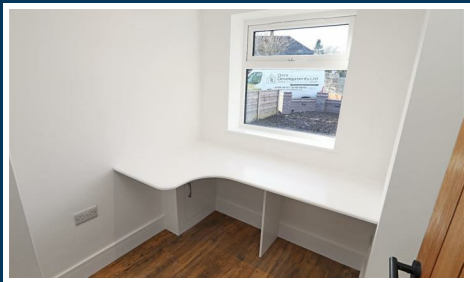
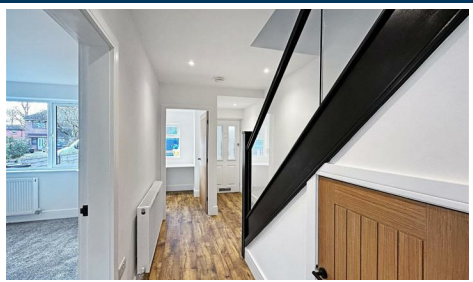
UTILITY

5'11" x 4'11" (1.80m x 1.50m)

With work surface incorporating a stainless steel sink unit with drainer. Space for washing machine and dryer. Recessed low voltage lighting. Extractor fan.

CLOAKROOM

With WC and vanity wash basin. Recessed low voltage lighting. Extractor fan. Tiled splashback. Radiator.



INTEGRAL GARAGE/STORE

9'10" x 8'11" (3.00m x 2.72m)

With remote roller shutter door to the front. Wall mounted Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

With PVCu double glazed window to the front. Radiator. Glass balustrade staircase to second floor.

BEDROOM 2

12'6" x 12'2" (3.81m x 3.71m)

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

BEDROOM 3

12'2" x 11'2" (3.71m x 3.40m)

With PVCu double glazed window to the rear. Radiator. Television aerial point.

BEDROOM 4

11'10" x 9'4" (3.61m x 2.84m)

PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 5

10'2" x 9'4" (3.10m x 2.84m)

PVCu double glazed window to the rear. Radiator. Television aerial point.

BATHROOM

7'7" x 5'7" (2.31m x 1.70m)

Fitted with an attractive white suite with black fittings comprising bath with mains shower, vanity wash basin and WC. Heated towel rail. Attractive tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

LANDING

Access to large store room measuring 16'11" x 9'4".

BEDROOM 1

17'3" x 15'4" (5.26m x 4.67m)

With PVCu double glazed bi folding doors to Juliette balcony. Access to eaves storage. Radiator. Recessed low voltage lighting. Television aerial point.

EN-SUITE

5'10" x 5'9" (1.78m x 1.75m)

With a suite comprising tiled shower cubicle with vanity wash basin and WC. Heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property a tarmac drive provides off road parking and there is an adjacent garden with walled and fence borders. Immediately to the rear and accessed via the full width dining kitchen is an Indian stone patio seating area with gardens beyond all enclosed with timber fencing with exterior lighting.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

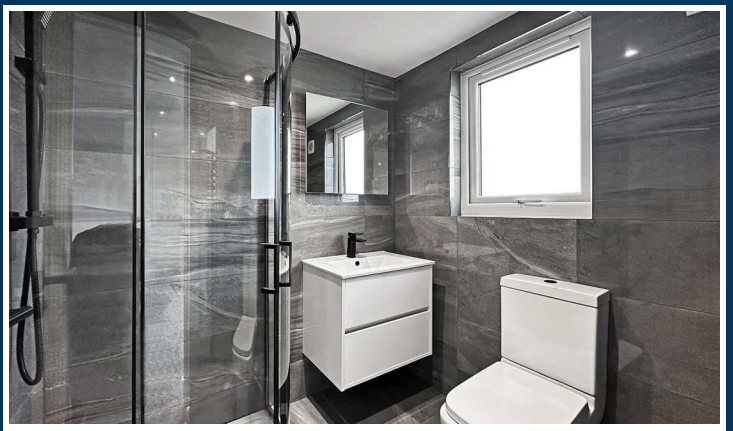
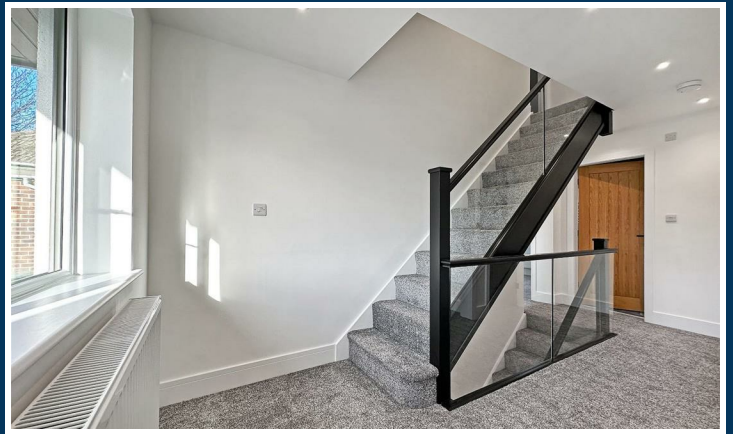
Band "D"

TENURE:

To be confirmed.

NOTE

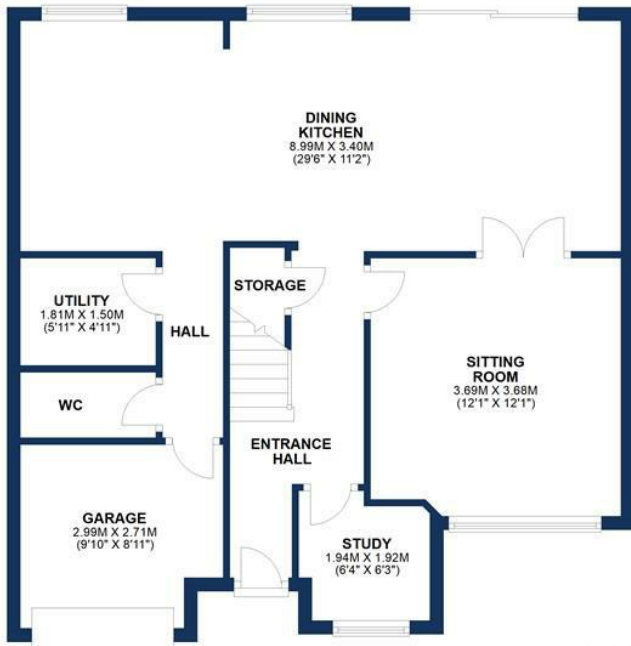
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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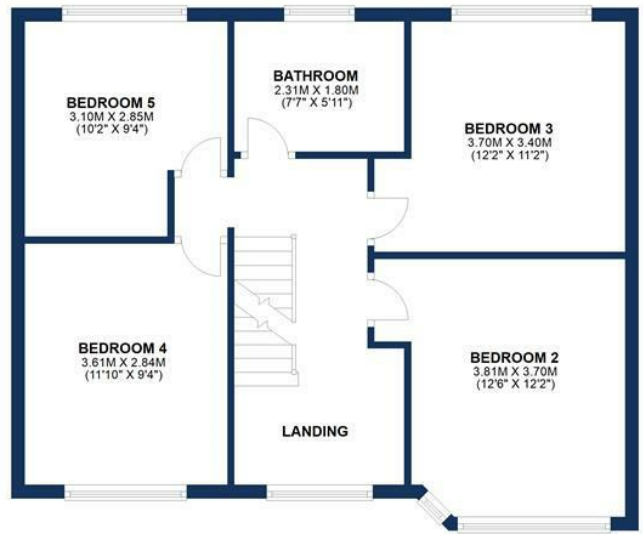
GROUND FLOOR

APPROX. 73.1 SQ. METRES (786.5 SQ. FEET)



FIRST FLOOR

APPROX. 61.8 SQ. METRES (665.3 SQ. FEET)

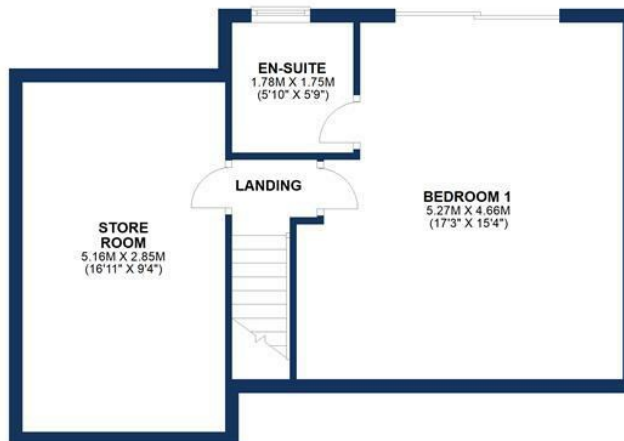


TOTAL AREA: APPROX. 181.1 SQ. METRES (1949.3 SQ. FEET)

Floorplans For Illustrative Purposes Only

SECOND FLOOR

APPROX. 46.2 SQ. METRES (497.5 SQ. FEET)



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