



16 THE TRIANGLE | TIMPERLEY

£475,000

A traditional semi detached family home in a superb location which has been extended and modernised to create superbly proportioned living space presented to a high standard. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living/dining kitchen with bi folding doors to a decked seating area with south facing lawns beyond, cloakroom/WC, three well proportioned bedrooms and bathroom/WC. Off road parking to the front of the property within the driveway and gated access to the rear. The rear gardens incorporate a decked seating area with extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6DP

DESCRIPTION

A traditional semi detached family home extended and modernised and presented to a high standard and ideally located within walking distance of Timperley village centre.

The accommodation is approached via a welcoming entrance hall which leads onto a separate sitting room to the front with bay window whilst to the rear the extension has created an impressive open plan living dining kitchen. The kitchen is fitted with a comprehensive range of high gloss units and is complete with central island with breakfast bar and a full range of integrated appliances and with bi folding doors leading onto the rear gardens. The ground floor accommodation is completed by the cloakroom/WC and under stairs storage area.

At first floor level there are two double bedrooms and well proportioned third single room and the bathroom has a modern white suite with contrasting black fittings.

To the front of the property the driveway provides off road parking and there is gated access to the rear. To the rear and accessed via the open plan space there is a decked seating area with extensive lawned gardens beyond with mature hedge borders and a southerly aspect to enjoy the sun all day.

The area is well placed for access to the village and lies within the catchment area of highly regarded primary and secondary schools.

A superb family home that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Laminate flooring. Spindle balustrade staircase with fitted storage.

SITTING ROOM

13'7" x 11'7" (4.14m x 3.53m)

PVCu double glazed bay window to the front with plantation shutters. Radiator. Television aerial point.

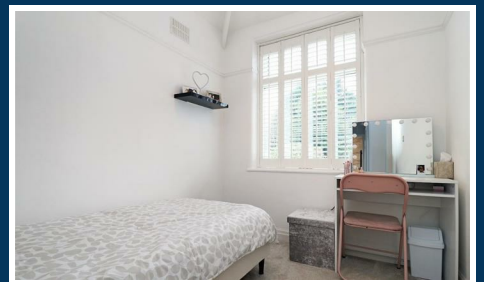
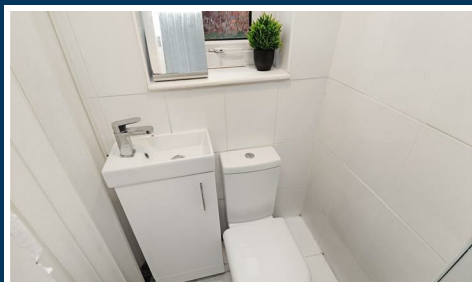
LIVING DINING KITCHEN

22'9" x 18'2" (6.93m x 5.54m)

A superb open plan space with room for both living and dining suites. The kitchen area is fitted with a comprehensive range of dark grey high gloss wall and base units with contrasting light work surfaces over incorporating a sink unit with drainer. There is an integrated Bosch oven/grill plus microwave. Four ring gas hob. Integrated washing machine, dishwasher and fridge freezer. Central island with breakfast bar. Extractor fan. Bi folding doors provide access to the rear garden. Two radiators. Three Velux windows to the rear.

CLOAKROOM

With WC and vanity wash basin. Opaque PVCu window to the side. Part tiled walls. Access to under stairs storage area which houses the Worcester combination gas central heating boiler.



FIRST FLOOR

LANDING

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

BEDROOM 1

12'4" x 11'10" (3.76m x 3.61m)

PVCu double glazed window to the front with plantation shutters. Fitted wardrobes. Focal point of a cast iron fireplace. Picture rail. Radiator.

BEDROOM 2

12'4" x 10'7" (3.76m x 3.23m)

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

BEDROOM 3

9'1" x 7'5" (2.77m x 2.26m)

A superb third bedroom with PVCu double glazed window to the rear with plantation shutters. Radiator. Picture rail.

BATHROOM

6'3" x 6'0" (1.91m x 1.83m)

Fitted with a contemporary white suite with contrasting black fittings comprising tiled shower enclosure, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Extractor fan. Opaque PVCu double glazed window to the front. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has mature hedge borders and there is gated access to the rear.

Immediately to the rear and accessed via the open plan space is a decked seating area with delightful lawned gardens beyond with mature hedge borders and further decked seating area 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

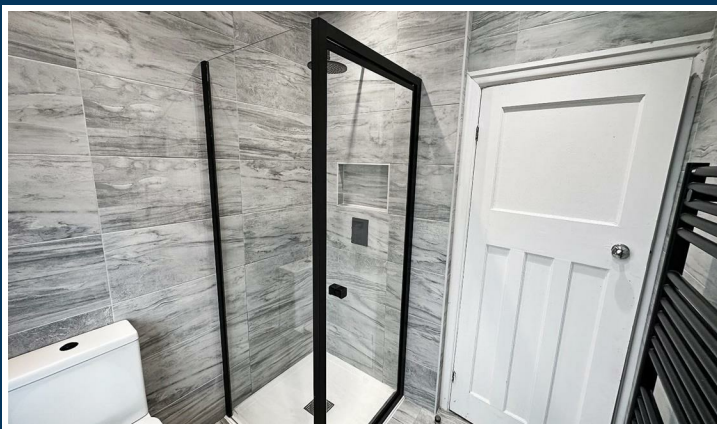
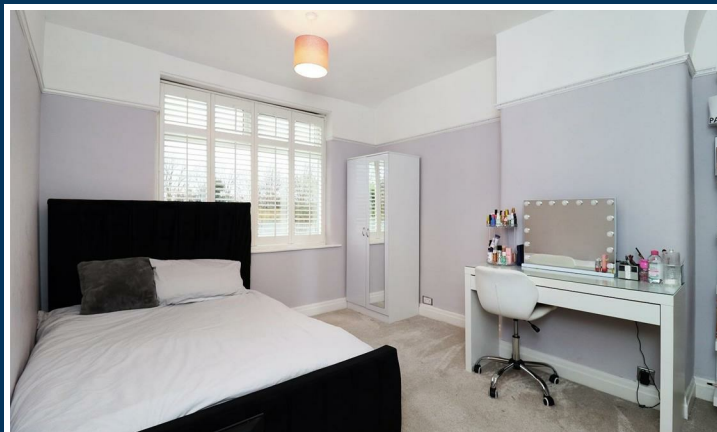
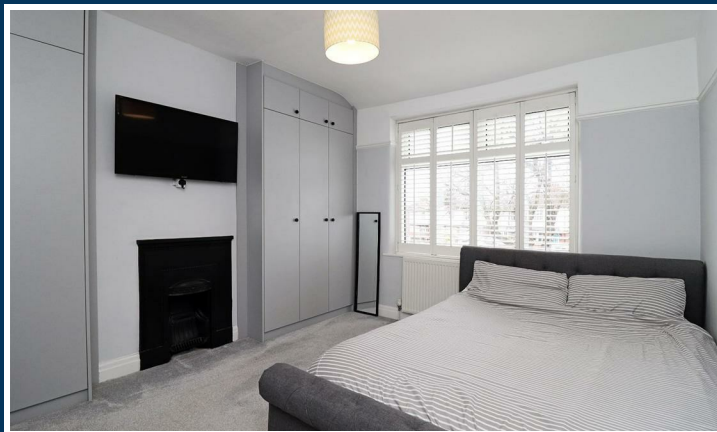
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TENURE

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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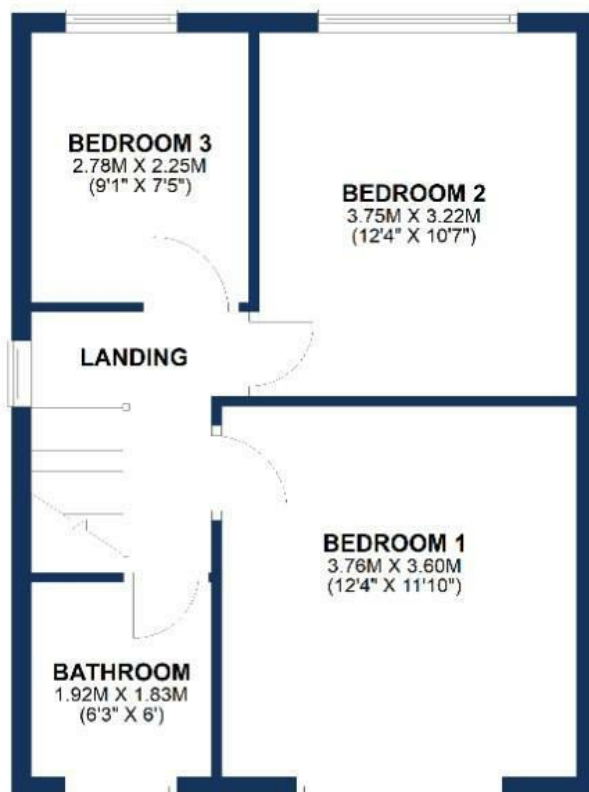
GROUND FLOOR

APPROX. 59.4 SQ. METRES (639.8 SQ. FEET)



FIRST FLOOR

APPROX. 41.7 SQ. METRES (449.0 SQ. FEET)



TOTAL AREA: APPROX. 101.2 SQ. METRES (1088.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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