



16 BANBURY DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £580,000

A beautifully presented and superbly proportioned semi detached family home in an ideal location within easy reach of Timperley Metrolink station and within the catchment area of Park Road Academy Primary School. The accommodation briefly comprises large enclosed porch, welcoming entrance hall with understairs storage cupboard, bay fronted sitting room, separate living room to the rear with double doors leading onto the gardens, L shaped dining kitchen with double doors leading onto the rear gardens, three excellent bedrooms serviced by the attractive family bathroom/WC. Off road parking within the driveway to the front which also has access to the external store whilst to the rear the gardens incorporate a flagged patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA14 5BD

DESCRIPTION

An excellent opportunity to purchase an extended beautifully presented semi detached family home in an ideal location approximately 2 miles from the comprehensive shopping centre of Altrincham and within easy reach of Timperley Metrolink station providing a commuter service into Manchester. The area is also well placed for the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools and specifically Park Road Academy School.

The accommodation is approached via a large enclosed porch leading onto a welcoming entrance hall which provides access onto the bay fronted sitting room with exposed brick fireplace and hearth. Towards the rear of the property is a separate living room with double doors leading onto the attractive rear gardens. The ground floor accommodation is completed by an impressive dining kitchen fitted with a comprehensive range of cream units along with breakfast bar and a range of integrated appliances and with double doors leading onto the rear garden.

To the first floor there are three well proportioned double bedrooms serviced by the family bathroom/WC fitted with an attractive white suite with chrome fittings.

Externally the driveway provides off road parking and has adjacent lawned gardens and provides access to the external store via double doors. To the rear and accessed via the living room and dining kitchen there are patio and decked seating areas with delightful lawns beyond all enjoying a high degree of privacy and there is the added benefit of a summer house.

A superb family home and viewing is essential to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. PVCu double glazed side screen. Tiled floor.

ENTRANCE HALL

13'11" x 7'10" (4.24m x 2.39m)

With hardwood front door. Natural wood flooring. Radiator. Understairs storage cupboard. Spindle balustrade staircase to first floor. Window to the front. Picture rail. Ceiling cornice.

SITTING ROOM

14'1" x 13'0" (4.29m x 3.96m)

With a focal point of an exposed brick fireplace and hearth. Ceiling cornice. PVCu double glazed bay window to the front. Radiator. Television aerial point.

LIVING ROOM

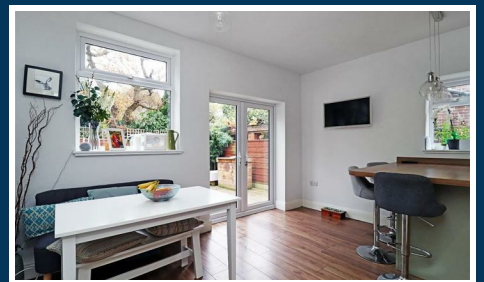
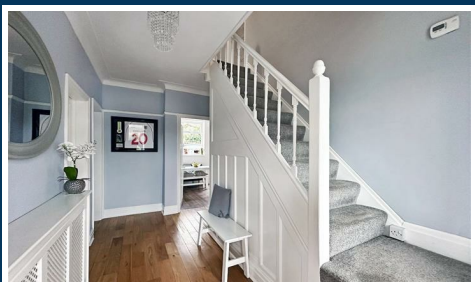
16'11" x 11'0" (5.16m x 3.35m)

With a period style fireplace housing a gas fire. PVCu double glazed double doors lead onto a decked seating area with lawns beyond. Ceiling cornice. Television aerial point. Radiator.

DINING KITCHEN

19'2" x 13'3" (5.84m x 4.04m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating a 1 1/2 bowl enamel sink unit with drainer plus breakfast bar. Integrated double oven/grill plus 5 ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Integrated washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed double doors lead onto a rear patio with delightful lawned gardens beyond. Recessed low voltage lighting. Radiator. Television aerial point.



FIRST FLOOR

LANDING

Large eaves storage cupboard. Loft access hatch. Radiator.

BEDROOM 1

15'11" x 13'0" (4.85m x 3.96m)

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

BEDROOM 2

13'5" x 8'8" (4.09m x 2.64m)

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

BEDROOM 3

13'3" x 9'0" (4.04m x 2.74m)

With PVCu double glazed window to the front. Radiator. Fireplace with brick hearth. Loft access hatch with pull down ladder to loft space.

BATHROOM

15'6" x 6'0" (4.72m x 1.83m)

Fitted with a white suite with chrome fittings comprising roll top claw foot period style bath with mixer shower, tiled shower cubicle, WC and wash hand basin. Two opaque PVCu double glazed windows to the rear. Tiled floor. Recessed low voltage lighting. Heated towel rail. Tiled walls and floor.

OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens with mature hedge borders. There is also access via double doors to the external store.

To the rear and accessed via the living room and dining kitchen there are decked and patio seating areas with delightful lawned gardens beyond enjoying a high degree of privacy. There is also the added benefit of a summer house.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

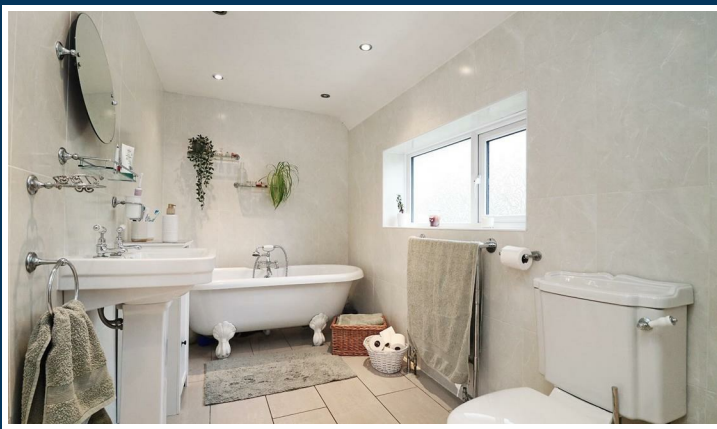
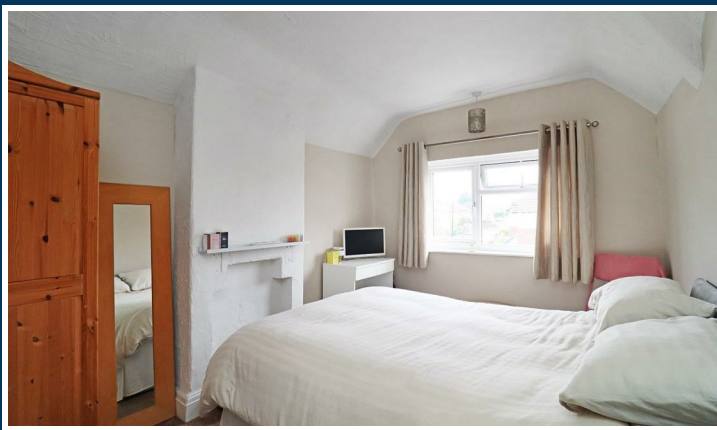
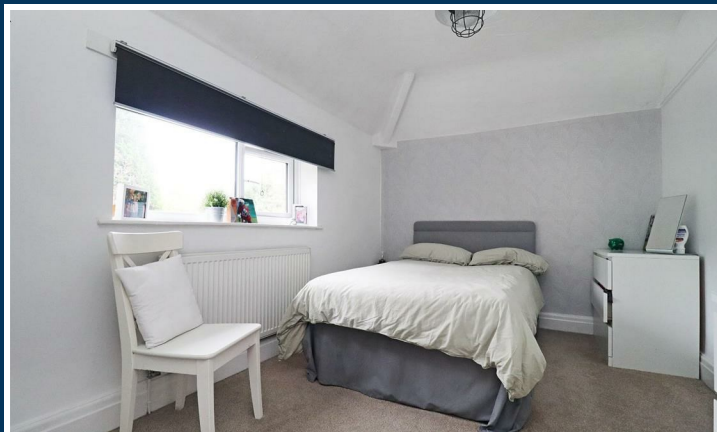
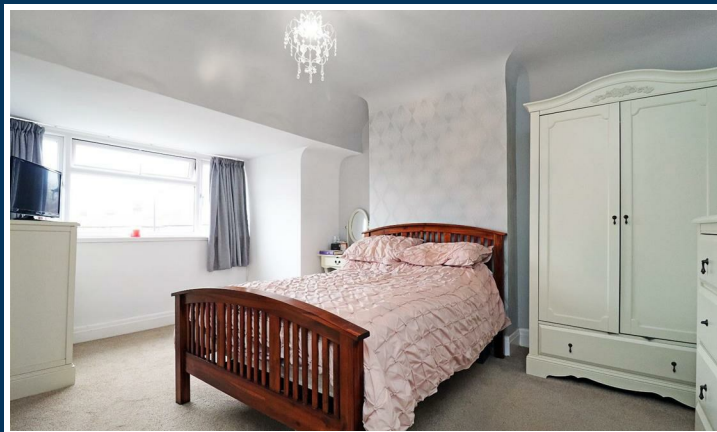
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TENURE

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

NOTE

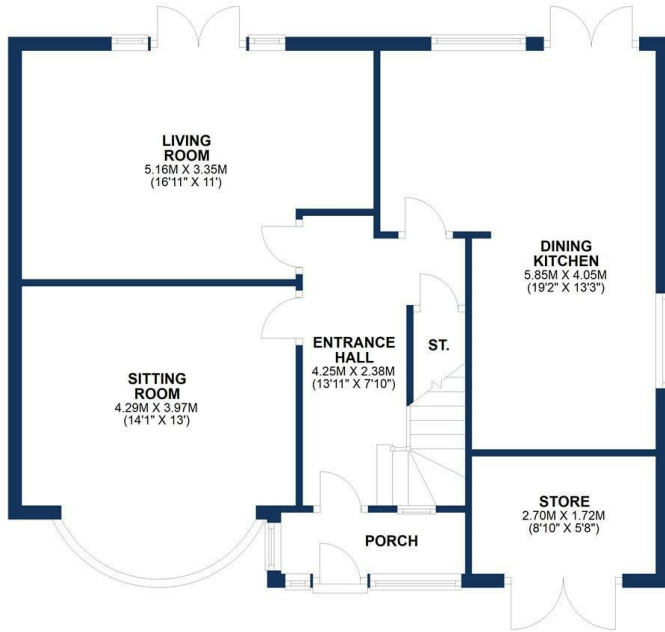
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 68.1 SQ. METRES (732.8 SQ. FEET)



FIRST FLOOR

APPROX. 60.1 SQ. METRES (646.7 SQ. FEET)



TOTAL AREA: APPROX. 128.2 SQ. METRES (1379.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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