



15 WESTWOOD AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £750,000

A superbly proportioned and presented period semi detached family home in an ideal cul de sac location within easy reach of Timperley village centre and Timperley Metrolink station. The accommodation briefly comprises large welcoming entrance hall, open plan sitting/dining room towards the front with doors leading onto the entrance hallway and also the extended rear dining room which has access onto the rear gardens. Also towards the rear of the property is a modern fitted breakfast kitchen with breakfast bar and the ground floor accommodation is completed by the utility room which provides access to the garage and the cloakroom/WC and also to the side. To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC and a fourth bedroom on the second floor benefits from an en-suite shower room/WC and access to a large storage area. Off road parking to the front within the driveway which also provides access to the garage. To the rear the gardens incorporate two patio seating areas with lawned gardens and well stocked flower beds. Viewing is essential to appreciate the proportions of accommodation on offer.

POSTCODE: WA15 6QF

DESCRIPTION

A superbly proportioned and attractive period semi detached family home encompassing much of the character of the era.

The accommodation is approached via a recessed porch leading onto the welcoming entrance hall complete with leaded and stained glass panelled front door and natural wood flooring and providing a feeling of the character of the era with the dado rail, picture rail and ceiling cornice. Within the hallway is a separate cloaks area and access to the large open plan sitting/living room with a focal point of a fireplace with granite effect insert and hearth and bay window to the front. Towards the rear is a large dining room with double doors leading onto the extensive rear gardens and also with access onto the kitchen. The kitchen is fitted with a comprehensive range of units with quartz work surfaces over which incorporate a twin bowl sink and breakfast bar. The ground floor accommodation is then completed by the separate utility room which provides access onto the cloakroom/WC, integral garage and side pathway.

To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings. The accommodation is completed by the fourth bedroom with en-suite shower room/WC to the second floor which also provides access to a large storage area from the landing.

Externally there is off road parking within the block paved driveway which also provides access to the garage. The garage has an up and over door and light and power.

Immediately to the rear and accessed via the dining room there is a patio seating area with delightful lawned gardens beyond plus secondary patio seating area all with well stocked flower beds.

The location is ideal being within walking distance of Timperley Metrolink station and situated within the catchment area of highly regarded primary and secondary schools. Timperley village centre is a little over a mile distant and local shops are available a little closer on Park Road and Moss Lane.

Viewing is essential to appreciate the character and charm throughout the property.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Leaded and stained glass panelled front door. Natural wood flooring. Radiator. Dado rail. Picture rail. Ceiling cornice. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Separate cloaks area.

SITTING/LIVING ROOM

27'1" x 11'8" (8.26m x 3.56m)

Focal point of a fireplace with granite effect insert and hearth. PVCu double glazed bay window to the front. Ceiling cornice. Picture rail. Two radiators. Television aerial. Telephone point.

DINING ROOM

14'10" x 14'1" (4.52m x 4.29m)

With PVCu double glazed double doors to the rear garden. Natural wood flooring. Recessed low voltage lighting. Two Velux windows to the side. Radiator.

KITCHEN

14'8" x 10'6" (4.47m x 3.20m)

Fitted with a modern range of grey units with quartz work surfaces over incorporating a twin bowl enamel sink unit. Space for Range oven and fridge freezer. Integrated dishwasher. Breakfast bar. Two PVCu double glazed windows overlooking the rear garden. Laminate flooring. Recessed low voltage lighting. Radiator. Door to the hallway and leaded and stained glass panelled door to the dining room.

UTILITY

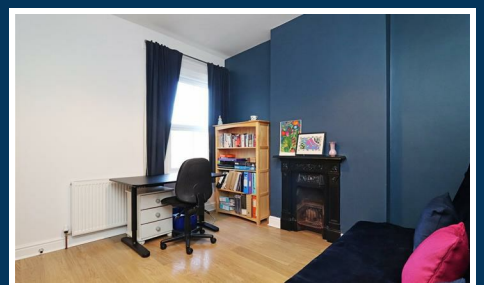
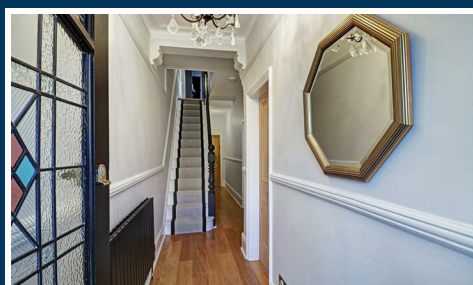
11'5" x 8'10" (3.48m x 2.69m)

With PVCu double glazed door to the side. Wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for washing machine and dryer. Gas central heating boiler. Extractor fan. Tiled floor.

From the utility area there is also a door to the side and door to:

CLOAKROOM

With WC and wash hand basin. Tiled floor. Half tiled walls. Heated towel rail. Extractor fan.



FIRST FLOOR

LANDING

Stairs to second floor. Radiator. Dado rail.

BEDROOM 1

15'11" x 12'0" (4.85m x 3.66m)

Focal point of a cast iron fireplace. PVCu double glazed window to the front. Picture rail. Ceiling cornice. Radiator.

BEDROOM 2

12'3" x 10'7" (3.73m x 3.23m)

With focal point of a cast iron fireplace. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM 3

11'0" x 10'6" (3.35m x 3.20m)

With a cast iron fireplace. PVCu double glazed window to the rear. Radiator.

BATHROOM

7'10" x 7'1" (2.39m x 2.16m)

With a white suite with chrome fittings comprising roll top claw foot style bath with mixer shower, tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Chrome heated towel rail. Tiled floor. Half tiled walls.

SECOND FLOOR

Access to large storage area.

BEDROOM 4

17'4" x 11'9" (5.28m x 3.58m)

With PVCu double glazed window to the front. Velux window to the rear. Radiator. Focal point of a cast iron fireplace.

EN-SUITE

8'11" x 3'3" (2.72m x 0.99m)

With a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Radiator. Tiled splashback. Extractor fan. Recessed low voltage lighting.

OUTSIDE

To the front of the property the block paved drive provides off road parking and has an adjacent well stocked flowerbed. There is access to the side and garage.

To the rear there are two patio seating area with lawned gardens between with well stocked flowerbeds.

GARAGE

16'2" x 9'7" (4.93m x 2.92m)

With up and over door. Light and power. Door to utility room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

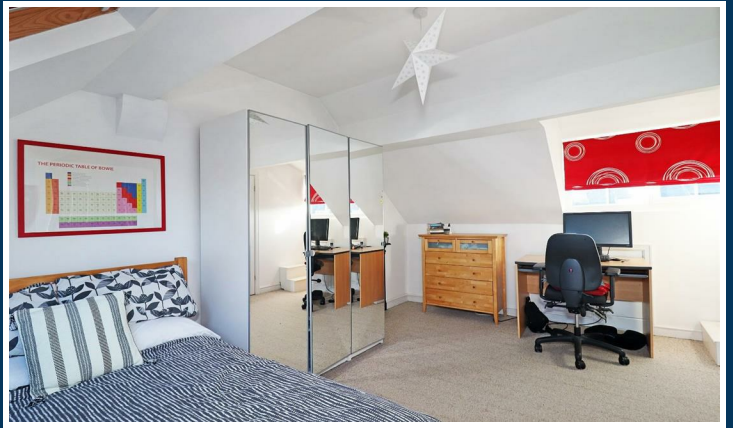
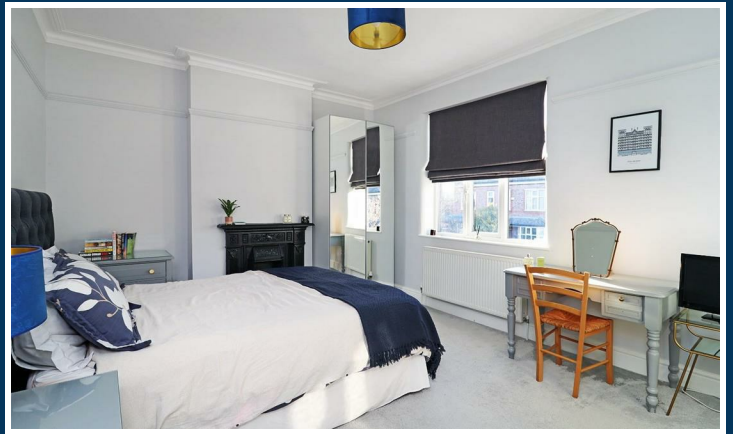
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TENURE:

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

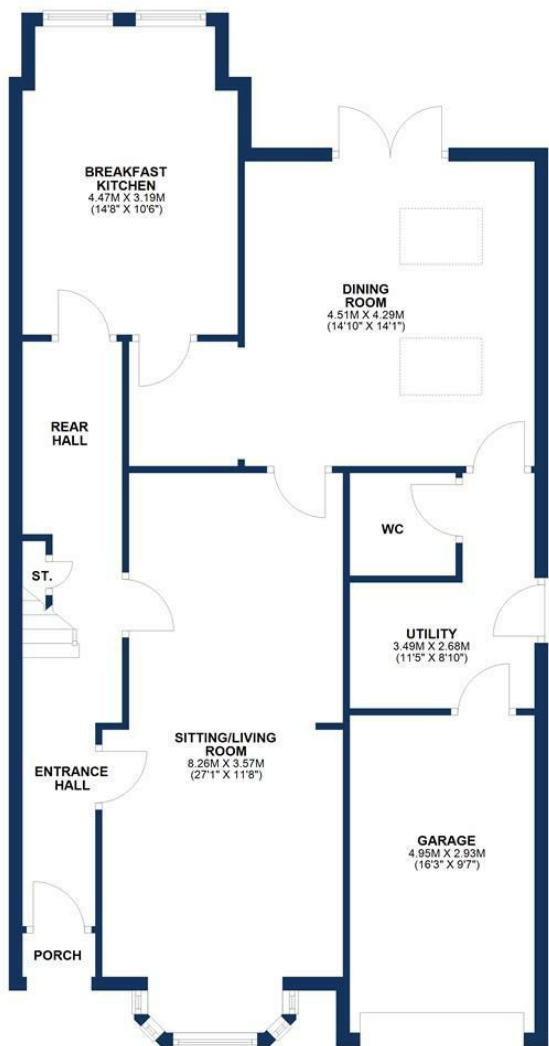
NOTE

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



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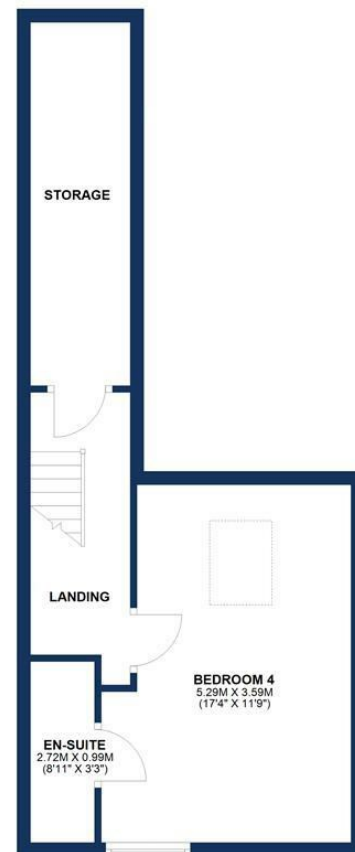
GROUND FLOOR
APPROX. 101.2 SQ. METRES (1089.7 SQ. FEET)



FIRST FLOOR
APPROX. 53.5 SQ. METRES (575.9 SQ. FEET)



SECOND FLOOR
APPROX. 35.2 SQ. METRES (379.2 SQ. FEET)



TOTAL AREA: APPROX. 190.0 SQ. METRES (2044.8 SQ. FEET)

Floorplan for illustrative purposes only



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