



2 PERRY ROAD | TIMPERLEY

OFFERS OVER £450,000

A beautifully presented traditional semi detached family home in a sought after residential location within easy reach of Timperley village which has been extended to provide a beautiful open plan sitting/dining room over 33 feet in length with sliding patio door onto the south easterly facing rear garden. Entrance hall, full length sitting/dining room, kitchen, 3 bedrooms and contemporary white bathroom/WC. To the front of the property is a gravel driveway providing off road parking and gated access to the side. To the rear are two patio seating areas and lawned garden with well stocked flowerbeds with a south easterly aspect to enjoy the sun for the majority of the day. Large storage area with power.

POSTCODE: WA15 7SU

DESCRIPTION

A traditional semi detached family home in a sought after residential location within easy reach of Timperley village which has been extended and is beautifully presented throughout.

The accommodation is approached via a recessed porch which leads onto the entrance hall with hardwood glass panelled front door with leaded and stained glass surround. From the entrance hall is access to a full depth open plan sitting/dining room with ample space for living and dining suites. Within the bay fronted dining area there is fitted storage and shelving whilst the sitting area has a focal point of a solid fuel burner and there are sliding doors onto the attractive rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units with natural wood work surfaces over and with door to the side.

To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with contrasting black fittings.

To the front of the property the gravel driveway provides off road parking and there is gated access to the side. To the rear the beautifully landscaped gardens incorporate a stone patio seating area with pathway leading to a further sunken patio with firepit and with lawned gardens beyond with well stocked flowerbeds. The gardens benefit from a south easterly aspect and enjoy the sun for the majority of the day. There is also the added benefit of a large outdoor storage area with power.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and also within walking distance of Timperley village centre and with Altrincham town centre a little further distant.

A superb family home where viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With hardwood glass panelled front door with leaded and stained glass surround. Spindle balustrade staircase to first floor. Stripped floorboards. Picture rail. Ceiling cornice. Radiator. Under stairs storage cupboard.

OPEN PLAN SITTING/DINING ROOM

33'7" x 11'2" (10.24m x 3.40m)

With PVCu double glazed bay window to the front and sliding doors to the rear garden. Focal point of a solid fuel burner. Picture rail. Ceiling cornice. Fitted storage and shelving. Ample space for living and dining suites. Two radiators.

KITCHEN

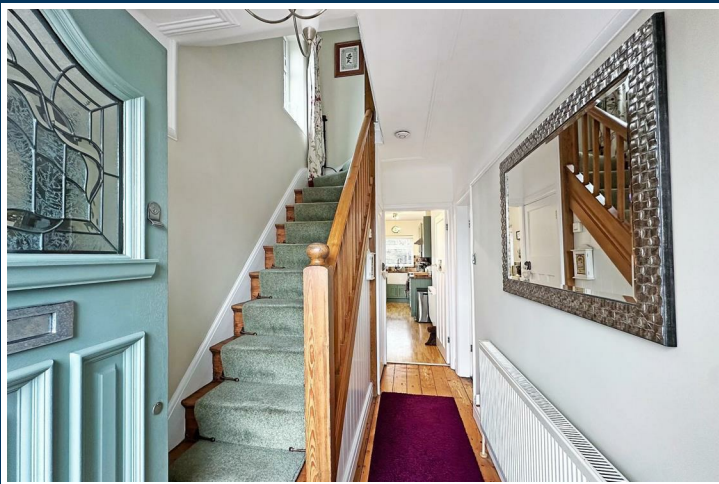
17'9" x 6'2" (5.41m x 1.88m)

Fitted with a comprehensive range of wall and base units with natural wood work surface over incorporating enamel Belfast style sink unit. Space for cooker and plumbing for washing machine. Integrated fridge and freezer. Tiled splashback. Radiator. Laminate flooring. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Picture rail.



BEDROOM 1

12'4" x 10'8" (3.76m x 3.25m)

With a focal point of a cast iron fireplace. PVCu double glazed window overlooking the rear garden. Picture rail. Air conditioning unit. Radiator. Loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 2

12'0" x 10'8" (3.66m x 3.25m)

PVCu double glazed window to the front. Picture rail. Radiator.

BEDROOM 3

7'1" x 6'2" (2.16m x 1.88m)

PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM

8'5" x 6'2" (2.57m x 1.88m)

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

OUTSIDE

To the front of the property the gravel driveway provides off road parking and there is gated access to the side. To the rear the beautifully landscaped gardens incorporate a stone patio seating area with pathway leading to a further sunken patio with firepit and with lawned gardens beyond with well stocked flowerbeds. The gardens benefit from a south easterly aspect and enjoy the sun for the majority of the day. There is also the added benefit of a large outdoor storage area with power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

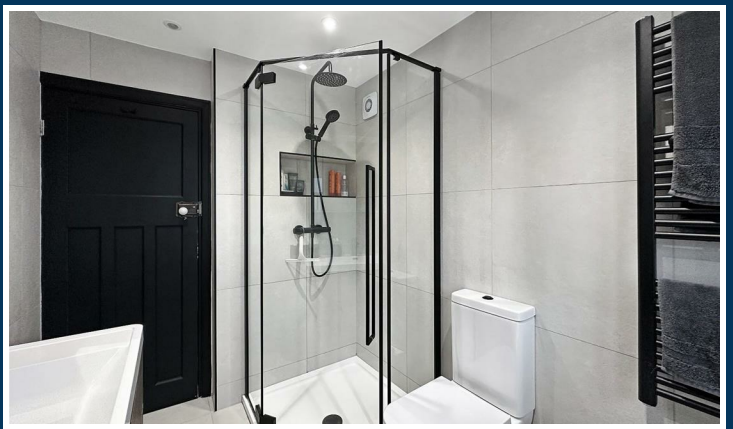
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TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 15/08/1935 and subject to a Ground Rent of £5.00 per annum. 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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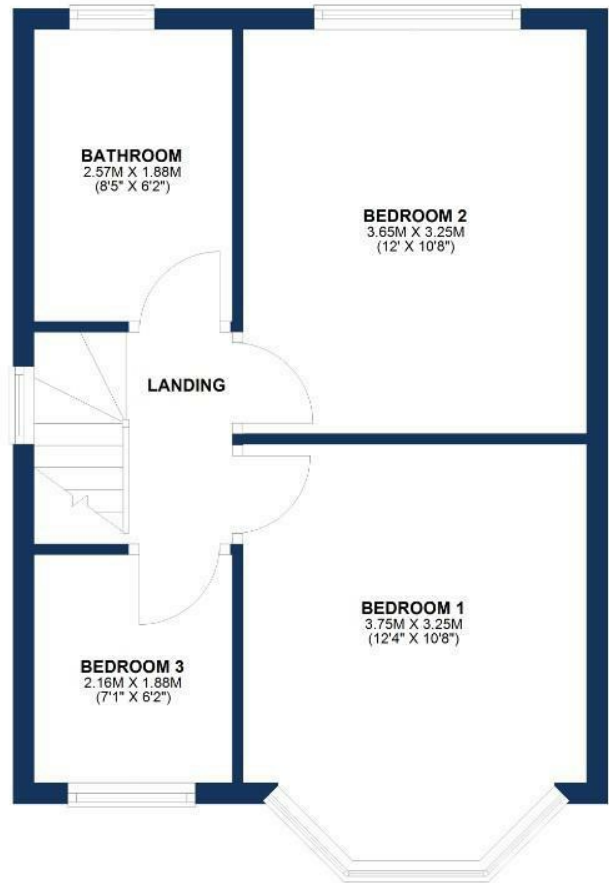
GROUND FLOOR

APPROX. 51.1 SQ. METRES (549.9 SQ. FEET)



FIRST FLOOR

APPROX. 37.7 SQ. METRES (406.0 SQ. FEET)



TOTAL AREA: APPROX. 88.8 SQ. METRES (955.9 SQ. FEET)

Floorplan for illustrative purposes only



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