



29 GREEN DRIVE | TIMPERLEY

£750,000

An extended traditional semi detached family house set within beautiful landscaped grounds and with the benefit of a southerly aspect at the rear. The superbly presented accommodation briefly comprises covered porch, entrance hall, spacious sitting room, living room with feature fireplace and bi-folding windows to the rear terrace, fitted dining kitchen with integrated appliances, cloakroom/WC, four excellent bedrooms and two bath/shower rooms. Gas fired central heating and PVCu double glazing. Wide driveway and integral garage. Stone paved rear terrace, additional stone paved seating area and manicured lawn.

POSTCODE: WA15 6JW

DESCRIPTION

Green Drive is a sought after residential location containing houses of traditional design well set back from the carriageway and standing within mature surroundings. Occupying an enviable position being approximately ½ a mile distance from the village centre of Timperley and a little over one mile to the comprehensive shopping centre of the market town of Altrincham. Also within easy reach are the Metrolink tram stations at Timperley and Navigation Road. In addition the area is well placed for highly regarded primary and secondary schools.

This attractive semi-detached family house has been constructed to a traditional design characterised by a full height bay window and partially rendered elevations beneath a tiled roof. The landscaped grounds are an undoubted feature and enjoy a high degree of privacy. Laid mainly to lawn with carefully designed borders and complemented by a full width stone paved terrace which is ideal for entertaining during the summer months. There is a further seating area with matching stone paving and importantly the rear gardens benefit from a southerly aspect to enjoy the sunshine throughout the day.

The substantially extended accommodation is approached beyond a covered porch and the elegant entrance hall leads onto a spacious sitting room with wide bay window and herringbone Karndean flooring which is present throughout the ground floor. Positioned toward the rear there is a stunning living room with the focal point of a stone fireplace surround and wood burning stove and bi-folding windows open onto the paved rear terrace. The generously proportioned kitchen features Shaker style units and integrated appliances and provides ample space for a dining suite plus internal access to the integral garage. Completing the ground floor accommodation is a well appointed cloakroom/WC.

At first floor level the primary bedroom benefits from a full length range of fitted wardrobes finished in high gloss alongside a further double bedroom, generous single bedroom and luxurious family bathroom/WC. There is also a double bedroom with fitted wardrobes and fully tiled en suite shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing.

The wide block paved driveway provides parking for two cars with an integral garage beyond and there is secure gated access to the rear.

ACCOMMODATION: GROUND FLOOR

COVERED PORCH

Opaque double glazed/panelled wood grain effect composite front door. External light point.

ENTRANCE HALL

Staircase to the first floor. Wood effect Karndean flooring.

SITTING ROOM

17'7" x 14' (5.36m x 4.27m)

Leaded light effect PVCu double glazed bay window to the front with plantation shutters. Wood effect Karndean flooring. Coved cornice. Ceiling Rose. Radiator.

LIVING ROOM

19'1" x 14'2" (5.82m x 4.32m)

Stone fireplace surround and wood burning stove set upon a contrasting stone hearth. Double glazed bi-folding windows with integrated blinds to the rear. Wood effect Karndean flooring. Coved cornice. Dado rail. Virgin Media point. Radiator.

DINING KITCHEN

16' x 14'11" (4.88m x 4.55m)

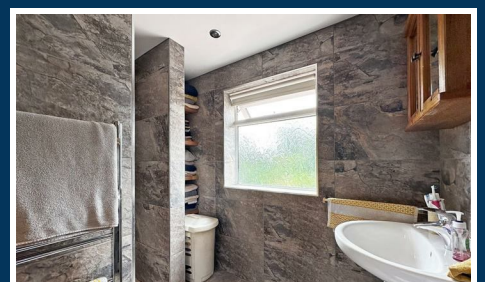
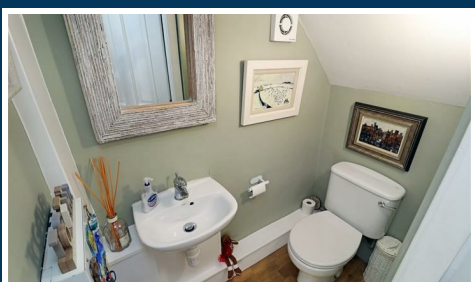
Fitted with a range of Shaker style wall and base units beneath heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with extractor fan/light above and dishwasher. Recess for a fridge/freezer. Concealed recess for an automatic washing machine and tumble dryer. Double glazed/panelled wood grain effect composite door to the rear. PVCu double glazed window to the rear. Two velux windows. Wood effect Karndean flooring. Recessed low-voltage lighting. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Wood effect Karndean flooring. Extractor fan.

FIRST FLOOR: LANDING

Spindle balustrade. Access to the boarded loft space.



BEDROOM ONE

14' x 12'1" (4.27m x 3.68m)

Fitted with contemporary wardrobes the full length and containing hanging rails plus shelving. Leaded light effect PVCu double glazed bay window to the front with plantation shutters. Dado rail. Radiator.

BEDROOM TWO

12'1" x 9'4" (3.68m x 2.84m)

PVCu double glazed window to the rear with plantation shutters. Fitted wardrobes. Laminate wood flooring. Radiator.

BEDROOM THREE

11'5" x 7'10" (3.48m x 2.39m)

Fitted with a three door range of full height Shaker style wardrobes containing hanging rails and shelving. Leaded light effect PVCu double glazed window to the front with plantation shutters. Radiator. Laminate wood flooring

EN SUITE SHOWER ROOM/WC

7'9" x 6' (2.36m x 1.83m)

Fully tiled and fitted with a white/chrome pedestal wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the rear. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM FOUR

8'4" x 8' (2.54m x 2.44m)

Leaded light effect PVCu double glazed window to the front with plantation shutters. Radiator.

FAMILY BATHROOM/WC

8'4" x 5'10" (2.54m x 1.78m)

Fitted with a white/chrome suite comprising P-shaped bath with mixer tap plus thermostatic rain shower and screen above, wall mounted vanity wash basin with mixer tap and low-level WC. Matching wall mounted cabinet. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE

17'7" x 8' (5.36m x 2.44m)

Up and over door. Wall mounted gas central heating boiler. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

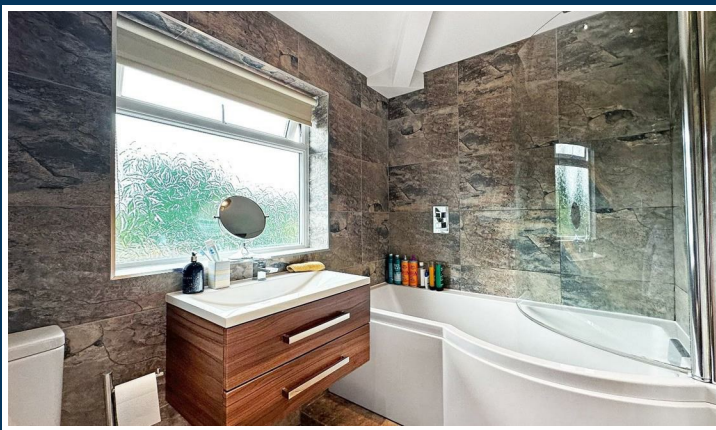
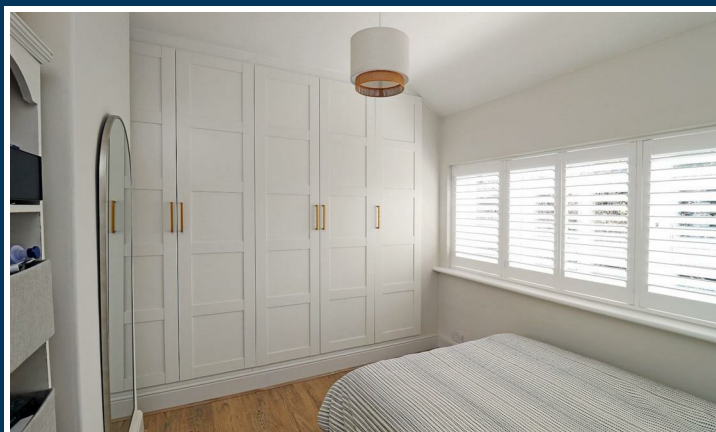
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £5.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band D

NOTE

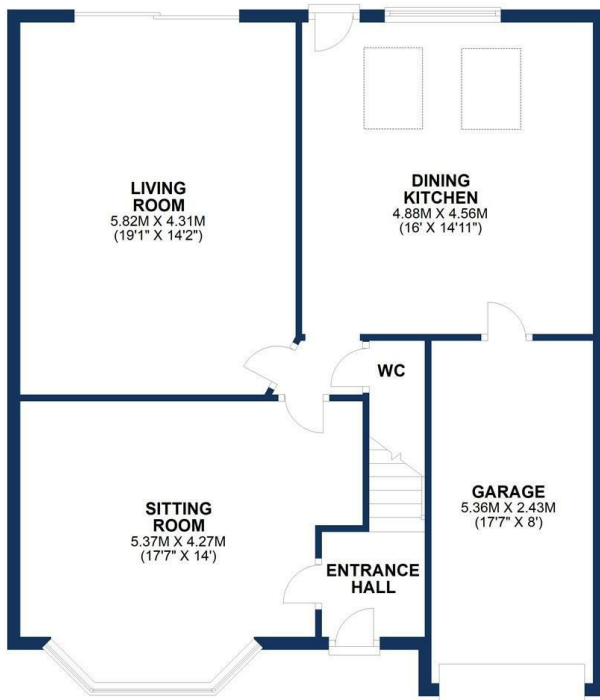
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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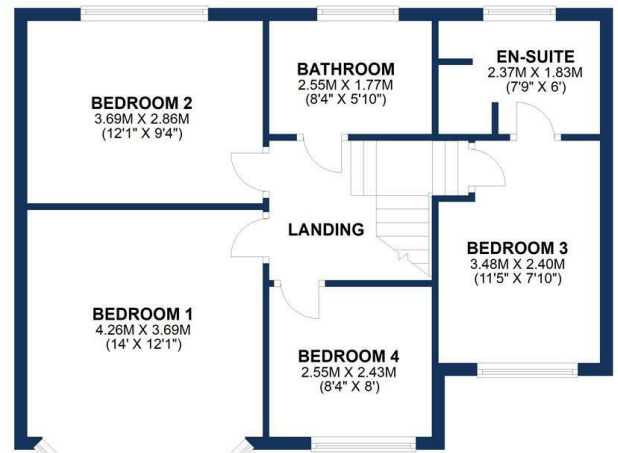
GROUND FLOOR

APPROX. 88.7 SQ. METRES (955.0 SQ. FEET)



FIRST FLOOR

APPROX. 56.0 SQ. METRES (602.6 SQ. FEET)



TOTAL AREA: APPROX. 144.7 SQ. METRES (1557.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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