



## 10 FOREST DRIVE | TIMPERLEY

### OFFERS IN THE REGION OF £525,000

A superbly presented and proportioned semi detached family home in an ideal location within walking distance of highly regarded primary and secondary schools and within easy reach of Timperley village centre. The accommodation briefly comprises recessed porch, entrance hallway with access to cloakroom/WC, large sitting room to the front and impressive open plan full width dining kitchen to the rear with bi fold doors to a rear decked seating area with lawned gardens beyond. There is a separate utility room and access to a fourth bedroom/playroom/study. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC. Off road parking within the driveway and adjacent lawned gardens. To the rear is a decked seating area with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the standard of accommodation on offer and also the position.



**POSTCODE: WA15 6LH**

## DESCRIPTION

Forest Drive is ideally positioned lying within the catchment area of highly regarded primary and secondary schools including The Willows and Wellington School on the doorstep. The property also lies within easy reach of Timperley village centre and Navigation Road Metrolink station is easily accessible providing a commuter service into Manchester.

The accommodation is superbly proportioned and presented throughout and a porch area leads onto the entrance hallway. From the hallway there is access to the downstairs cloakroom/WC and also the main sitting room with a focal point of a recessed fireplace with timber mantle. From the sitting room there is access onto the impressive full width open plan dining kitchen with extensive fitted units, breakfast bar and with bi fold doors leading onto the decked seating area with delightful lawned gardens beyond. Off the kitchen is a separate utility room and the ground floor accommodation is completed by the versatile room which could be used as a fourth bedroom, playroom or study.

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

To the front of the property the flagged driveway provides off road parking and there are adjacent lawned gardens.

To the rear and accessed via the dining kitchen there is a large decked seating area with delightful lawned gardens beyond with well stocked flower beds.

Viewing is essential to appreciate the proportions of the accommodation on offer and also the position.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Glass panelled double doors to sitting room.

#### CLOAKROOM

WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled splashback.

#### SITTING ROOM

**17'2" x 10'10" (5.23m x 3.30m)**

With a focal point of a recessed fireplace and timber mantle. PVCu double glazed window to the front. Television aerial point. Ceiling cornice. Radiator.

#### DINING KITCHEN

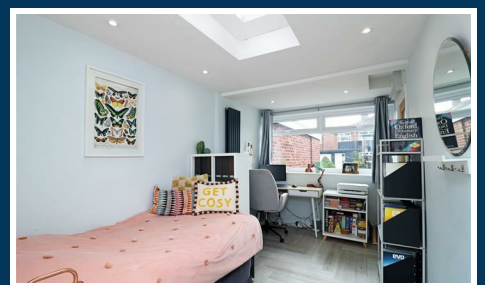
**25'5" x 14'6" (7.75m x 4.42m)**

An impressive open plan spacing running the full width of the property and fitted with a comprehensive range of wall and base units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven, fridge freezer and dishwasher. Tiled splashback. Two PVCu double glazed windows overlook the rear gardens. Bi folding doors provide access to the decked seating area with lawned gardens beyond. Recessed low voltage lighting. Space for dining suite. Access to large under stairs storage cupboard. Radiator. Skylight. Stairs to first floor.

#### BEDROOM 4/PLAYROOM/STUDY

**13'4" x 7'8" (4.06m x 2.34m)**

PVCu double glazed window to the front. Skylight. Radiator. Recessed low voltage lighting.



## UTILITY

7'8" x 5'5" (2.34m x 1.65m)

With work surface with plumbing for washing machine and space for dryer beneath.

## FIRST FLOOR

## LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

## BEDROOM 1

17'8" x 9'10" (5.38m x 3.00m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 2

11'1" x 7'0" (3.38m x 2.13m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 3

10'1" x 8'2" (3.07m x 2.49m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

8'2" x 6'1" (2.49m x 1.85m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned garden. To the rear and accessed via the open plan dining kitchen is a large decked seating area with delightful lawned gardens beyond with fence borders and well stocked flower beds. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

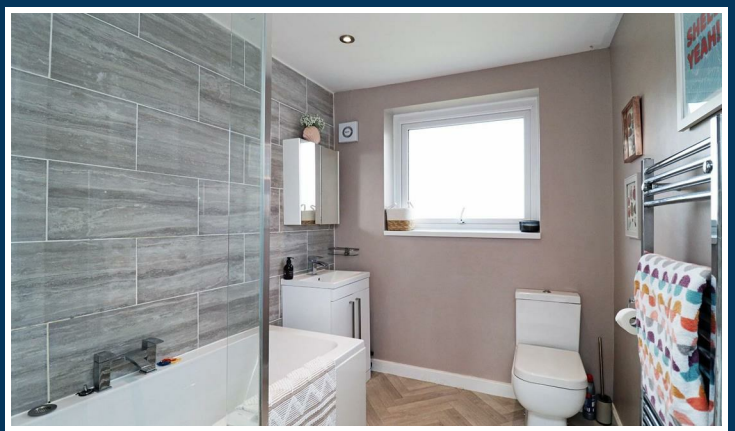
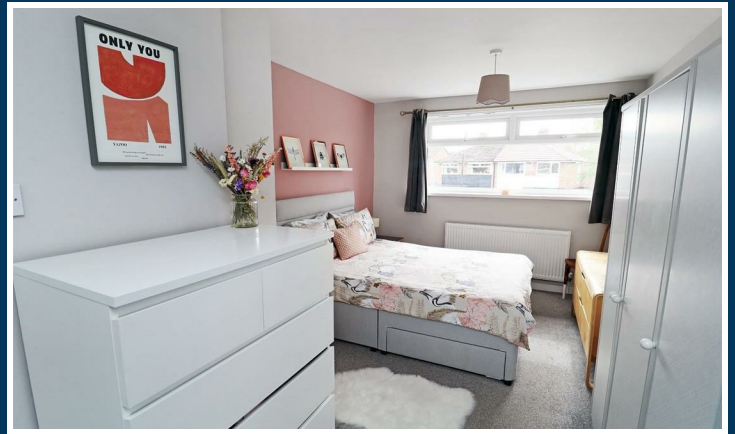
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## TENURE

We are informed the property is Long Leasehold for the residue of a 999 term commencing 1965 and subject to a ground rent of £15.75 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.

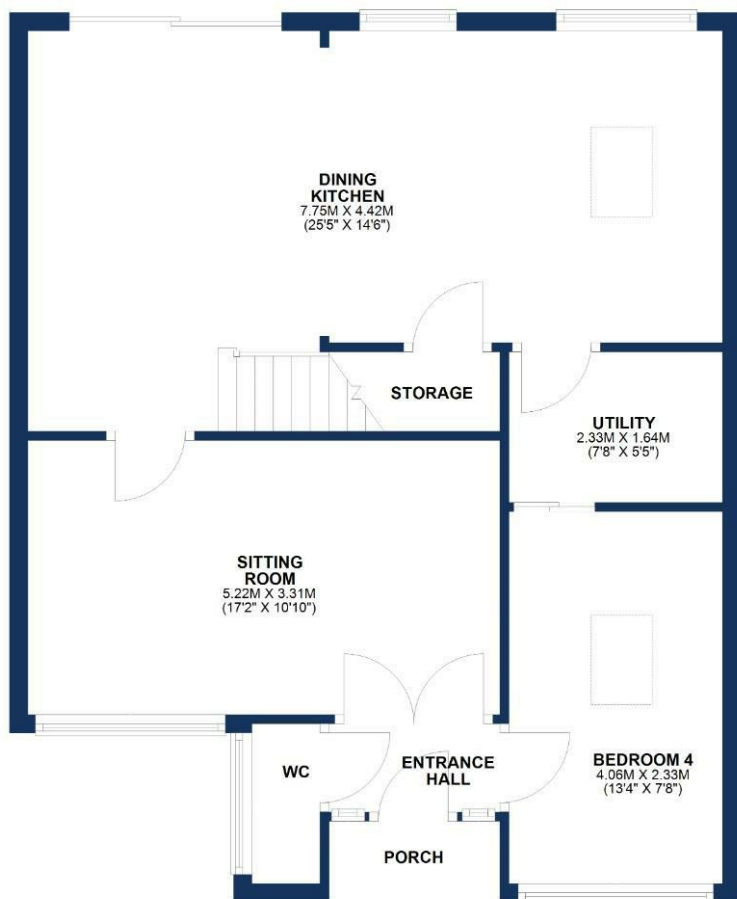


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### GROUND FLOOR

APPROX. 66.1 SQ. METRES (711.1 SQ. FEET)



### FIRST FLOOR

APPROX. 40.5 SQ. METRES (435.4 SQ. FEET)



TOTAL AREA: APPROX. 106.5 SQ. METRES (1146.5 SQ. FEET)

Floorplan for illustrative purposes only



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