



5 LAUREL DRIVE | TIMPERLEY

OFFERS OVER £575,000

A traditional bay fronted detached family house positioned in a sought after cul de sac location. The beautifully presented accommodation briefly comprises enclosed porch, wide entrance hall, cloakroom/WC, through sitting/dining room with feature fireplace, conservatory with French windows to the paved rear terrace, fitted breakfast kitchen with integrated appliances, three excellent bedrooms with fitted/built-in furniture and bathroom/WC complete with walk-in shower. Gas fired central heating and PVCu double glazing. Driveway and detached garage providing off road parking. Gardens laid mainly to lawn. Additionally, planning permission exists for a two storey side extension and single storey rear extension: Trafford Planning Reference 109328/HHA/22.

POSTCODE: WA15 7PW

DESCRIPTION

This traditional bay fronted detached family house is positioned on a quiet cul de sac less than one mile distance from the village of Timperley with its range of individual shops and convenience stores. A little further is the award-winning town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and Manchester airport. The property also lies within the catchment area of highly regarded primary and secondary schools.

The beautifully presented accommodation is approached beyond an enclosed porch and wide entrance hall with cloaks closet and herringbone flooring which continues seamlessly into the open plan living space. Positioned toward the front is a spacious dining area, whilst toward the rear there is a superb sitting area with the focal point of a stunning fireplace surround and remotely operated living flame gas fire. Sliding doors lead onto the naturally light conservatory and French windows open onto the paved rear terrace which is ideal for entertaining during the summer months. The adjacent kitchen is fitted with a comprehensive range of attractive units and integrated appliances and there is ample space for a breakfast table within a bay window. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level two excellent double bedrooms benefit from a range of fitted furniture and a generous single room features a built-in wardrobe. The bathroom/WC incorporates a contemporary white suite with chrome fittings alongside a walk-in shower.

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

Externally the driveway provides off road parking for several cars and there is a detached garage beside gated access to the rear. The private rear gardens are laid mainly to lawn with well stocked borders and enjoy a high degree of privacy.

The property also benefits from planning permission for a two storey side extension and single storey rear extension: Trafford Planning Reference 109328/HHA/22.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque PVCu double glazed/panelled front door. Tiled floor. Opaque glazed/panelled door to:

ENTRANCE HALL

Panelled staircase to the first floor. Cloaks closet with hanging rail and shelving. Under-stair storage cupboard. Opaque leaded effect PVCu double glazed window to the side. Wood effect herringbone flooring. Coved cornice. Radiator.

SITTING/DINING ROOM

26'4" x 11'5" (8.03 x 3.48)

Planned to incorporate:

DINING AREA

Leaded effect PVCu double glazed bay window to the front. Wood effect herringbone flooring. Recessed LED lighting. Coved cornice. Radiator. Wide opening to:

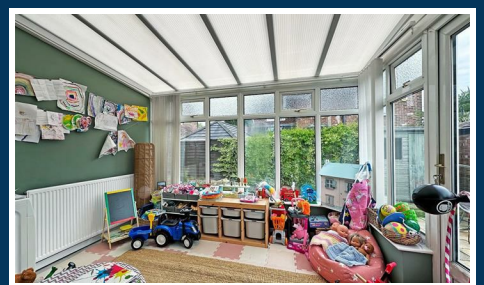
SITTING AREA

Stone fireplace surround with remotely operated glass fronted/log effect living flame gas fire. Provision for a wall mounted flatscreen television. Leaded effect PVCu double glazed window to the side. Wood effect herringbone flooring. Recessed LED lighting. Coved cornice. Two radiators. PVCu double glazed sliding windows to:

CONSERVATORY

37'9" x 8'7" (11.5 x 2.62)

Brick to the lower section, PVCu framed and double glazed beneath an opaque roof. French windows to the paved rear terrace. Tiled floor. Two wall light points. Radiator.



BREAKFAST KITCHEN

18'4" x 10'7" (5.59 x 3.23)

Fitted with a range of matching wall and base units beneath stone effect heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, four ring ceramic hob with chimney cooker hood above, fridge/freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Ample space for a table and chairs. Opaque glazed/panelled wood grain effect composite door to the side. Leaded effect PVCu double glazed bay window to the side. PVCu double glazed window to the rear. Wood effect herringbone flooring. Recessed LED lighting. Vertical radiator.

FIRST FLOOR

LANDING

Opaque leaded effect PVCu double glazed window to the side.

BEDROOM ONE

13'2" x 11'5" (4.01 x 3.48)

Fitted with a five door range of wardrobes containing hanging rails and shelving with cupboards above and matching chest of drawers. Provision for a wall mounted flat-screen television. Leaded effect PVCu double glazed bay window to the front. Two wall light points. Radiator.

BEDROOM TWO

12'9" x 11'5" (3.89 x 3.48)

Fitted with a two door wardrobe containing hanging rail and shelving. Leaded effect PVCu double glazed windows to the side and rear. Radiator.

BEDROOM THREE

7'11" x 7'7" (2.41 x 2.31)

Built-in wardrobe with hanging rail. Leaded effect PVCu double glazed window to the front. Radiator.

BATHROOM

8'10" x 7'7" (2.69 x 2.31)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. Illuminated mirror fronted cabinet. Recessed illuminated shelving. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Extractor fan. Electric underfloor heating. Heated towel rail.

OUTSIDE

DETACHED GARAGE

Up and over door. Timber framed window to the side. light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

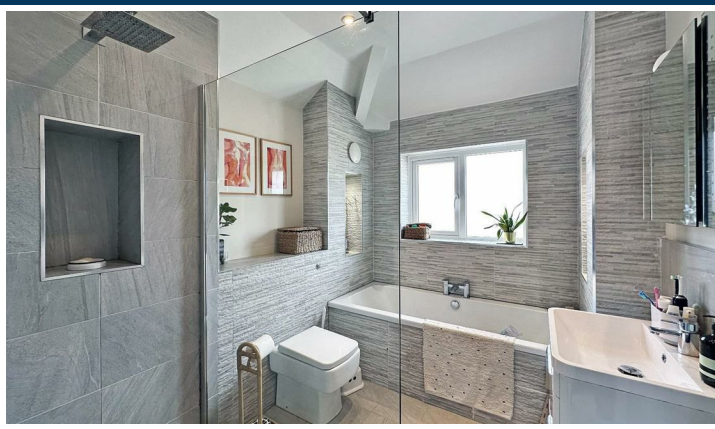
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

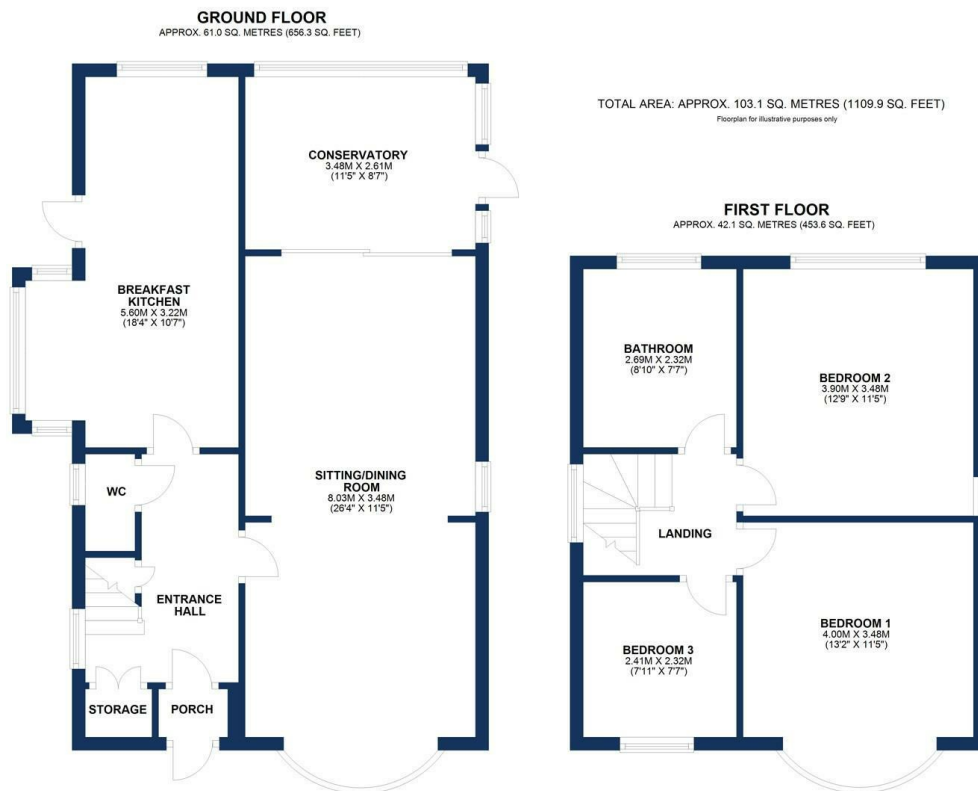
Band E.

NOTE

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



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