



51 WHALLEY CLOSE | TIMPERLEY

£450,000

A detached true bungalow which has been modernised in recent years to create superbly presented living space which needs to be seen to be appreciated.

The accommodation briefly comprises entrance hallway, fitted kitchen, open plan sitting/dining room, three bedrooms and wet room/WC plus additional separate WC. Off road parking for several vehicles within the block paved driveway to the front and access to the garage. To the side and rear there are flagged and block paved patio seating areas with external water and power feed. The location is ideal being within walking distance of Timperley Metrolink station and local shops on Park Road, Viewing is highly recommended.

POSTCODE: WA15 6TP

DESCRIPTION

This superbly proportioned detached true bungalow occupies an enviable position at the head of the cul de sac within easy walking distance of Timperley Metrolink station and with local shops on Park Road.

The accommodation is well proportioned throughout and to the front of the property features a full width open plan reception room with ample space for living and dining suites. Off the hallway is access to the kitchen fitted with a modern range of Cashmere high gloss wall and base units and integrated appliances. There are three bedrooms, the third is currently used as a study and the accommodation is completed by the wet room/WC and also the secondary separate WC.

Externally to the front of the property the block paved drive provides off road parking for several vehicles and access to the garage. The garage has a remote roller shutter door to the front plus door to the rear and there is also access internally from bedroom 2. To the side and rear there is a tiered garden with flowerbeds plus block paved and patio seating areas.

Viewing is highly recommended to appreciate the proportions and standard of the accommodation on offer.

ACCOMMODATION

OPEN PLAN SITTING/DINING ROOM

21'11" x 13'8" (6.68m x 4.17m)

With ample space for living and dining suites. Natural wood flooring. Two PVCu double glazed windows to the front. Two radiators. Television aerial point. Telephone point.

INNER HALLWAY

Natural wood flooring. Loft access hatch with pull down ladder to loft space.

KITCHEN

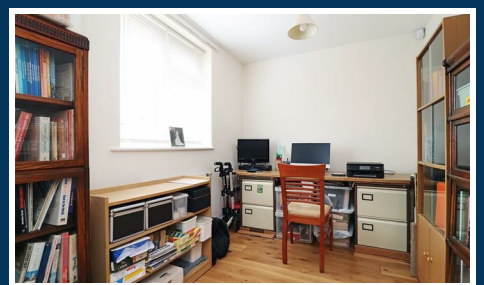
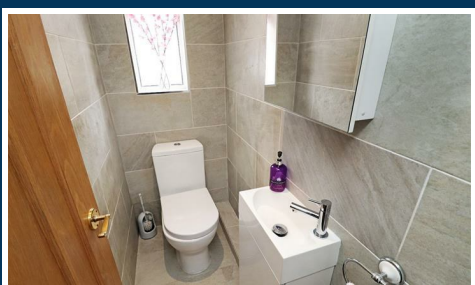
9'9" x 9'2" (2.97m x 2.79m)

Fitted with a comprehensive range of Cashmere high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Natural wood flooring. Integrated oven/grill plus four ring ceramic hob with extractor hood over. Integrated fridge and dishwasher. PVCu double glazed door and window to the side. Tiled splashback. Recessed low voltage lighting. Serving hatch. Radiator. Cupboard housing Worcester combination gas central heating boiler.

BEDROOM 1

14'8" x 11'5" (4.47m x 3.48m)

PVCu double glazed window to the rear. Natural wood flooring. Radiator.



BEDROOM 2

14'8 x 10'2 (4.47m x 3.10m)

PVCu double glazed window to the rear. Fitted wardrobes with access to the integral garage via a hidden door. Natural wood flooring. Radiator.

BEDROOM 3/STUDY

12'11 x 7'9 (3.94m x 2.36m)

PVCu double glazed window to the side. Natural wood flooring. Radiator. Loft access hatch.

WETROOM

9'11 x 5'6 (3.02m x 1.68m)

With a contemporary suite comprising tiled shower enclosure, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

WC

With WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled walls and floor.

OUTSIDE

GARAGE

20'11 x 8'4 (6.38m x 2.54m)

With a remote roller shutter door. Light and power. Rear utility area with plumbing for washing machine and space for dryer. Door to the rear garden.

To the front of the property the block paved drive provides off road parking for several vehicles and there is gated access to the rear.

To the rear is a tiered flagged garden with mature inset flowerbeds. The rear gardens benefit from a high degree of privacy and there are large block paved and patio seating areas. External water and power feeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

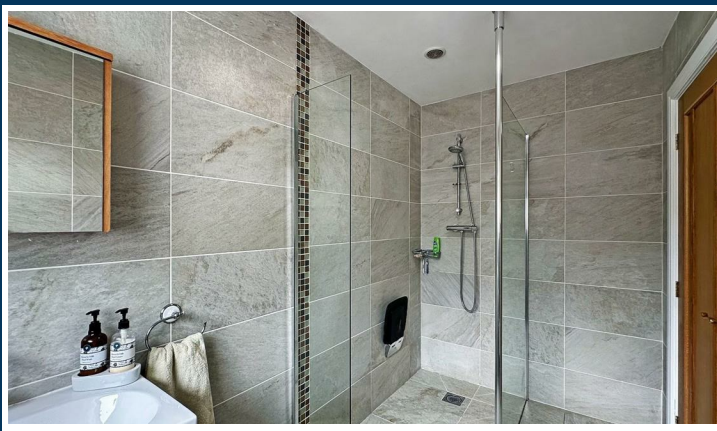
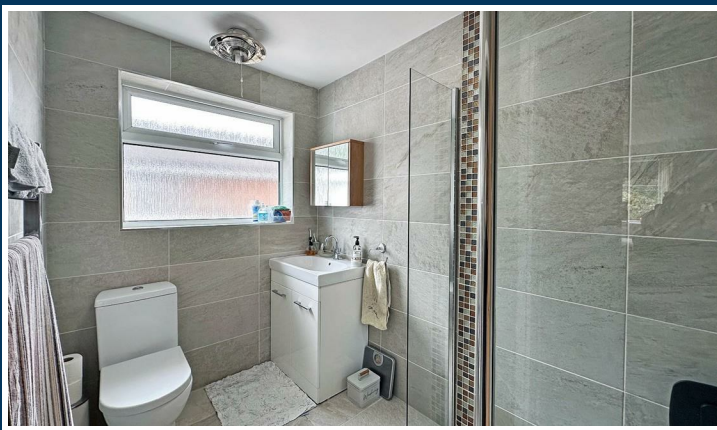
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TENURE

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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