



## 21 FAIRLIE DRIVE | TIMPERLEY

OFFERS IN THE REGION OF £375,000

\*\*\*NO CHAIN\*\*\* A superbly proportioned family home in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises entrance vestibule with store cupboard and access to the craft room to the front and access to the entrance hall. There is a full width dining kitchen towards the rear opening onto the conservatory which in turn leads onto the rear garden whilst to the front of the property is a separate fitted kitchen. The ground floor accommodation is completed by a shower room/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Off road parking to the front and delightful private gardens to the rear.

POSTCODE: WA15 6EL

## DESCRIPTION

A superbly proportioned and well presented family home in an ideal location being well placed for shopping within the market town of Altrincham and Timperley village and the Metrolink railway station provides a commuter service into Manchester. The property is also within walking distance of Heyes Lane Primary School and lies within the catchment area of highly regarded secondary schools.

The accommodation is approached via a separate entrance vestibule with cloaks area and access onto the converted garage which is currently used as a craft room but could easily be used as a secondary reception room. From the entrance vestibule there is access to the hallway providing access onto all ground floor rooms. Towards the front of the property is a separate kitchen fitted with a comprehensive range of light wood units whilst to the rear is a full width sitting/dining room with double doors onto the conservatory. From the conservatory is access to the attractive private gardens at the rear and the ground floor accommodation is completed by the shower room/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

It is worth noting that the property benefits from solar panels and renewable energy water heater to create an efficient as possible home.

To the front the driveway provides off road parking and continues towards the side. Immediately to the rear is a flagged patio seating area with fence borders and well stocked flowerbeds.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

PVCu double glazed front door. Laminate flooring. Full height storage cupboard.

#### ENTRANCE HALLWAY

With glass panelled door. Radiator. Cloaks cupboard. Telephone point.

#### KITCHEN

**10'6" x 8'10" (3.20m x 2.69m)**

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Space for fridge. PVCu double glazed window to the front.

#### FULL WIDTH SITTING/DINING ROOM

**19'5" x 12'3" (5.92m x 3.73m)**

With ample space for living and dining suites. PVCu double glazed window to the rear. Two radiators. Television aerial point. Telephone point. Laminate flooring. Ceiling cornice. PVCu double glazed double doors to:

#### CONSERVATORY

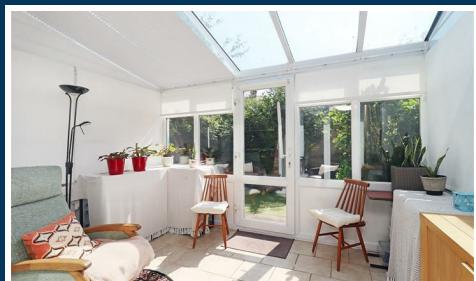
**11'5" x 9'1" (3.48m x 2.77m)**

With PVCu double glazed door to the rear garden. Tiled floor.

#### CRAFT ROOM/STUDY/PLAYROOM

**15'3" x 8'8" (4.65m x 2.64m)**

With PVCu double glazed window to the front. Laminate flooring. Fitted mirror fronted storage cupboard.



## SHOWER ROOM

5'8" x 4'11" (1.73m x 1.50m)

With a suite comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor.

## FIRST FLOOR

### LANDING

Loft access hatch with pull down ladder to loft space. Recessed low voltage lighting.

### BEDROOM 1

13'7" x 10'1" (4.14m x 3.07m)

PVCu double glazed window to the rear. Fitted wardrobes, overhead cupboards. Bedside cabinets and dressing table. Radiator.



### BEDROOM 2

9'2" x 8'10" (2.79m x 2.69m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes. Laminate flooring.



### BEDROOM 3

10'7" x 9'0" (3.23m x 2.74m)

PVCu double glazed window to the rear. Radiator. Laminate flooring. Fitted storage cupboard.

### BATHROOM

10'3" x 5'7" (3.12m x 1.70m)

Fitted with a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Half tiled walls. Opaque PVCu double glazed window to the front. Airing cupboard housing combination gas central heating boiler.



### OUTSIDE

To the front of the property the block paved drive provides off road parking and continues to the side. The driveway has adjacent well stocked flowerbeds. Immediately to the rear and accessed via the conservatory there is a flagged courtyard garden for easy maintenance with fence borders and well stocked flowerbeds.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Band "C"

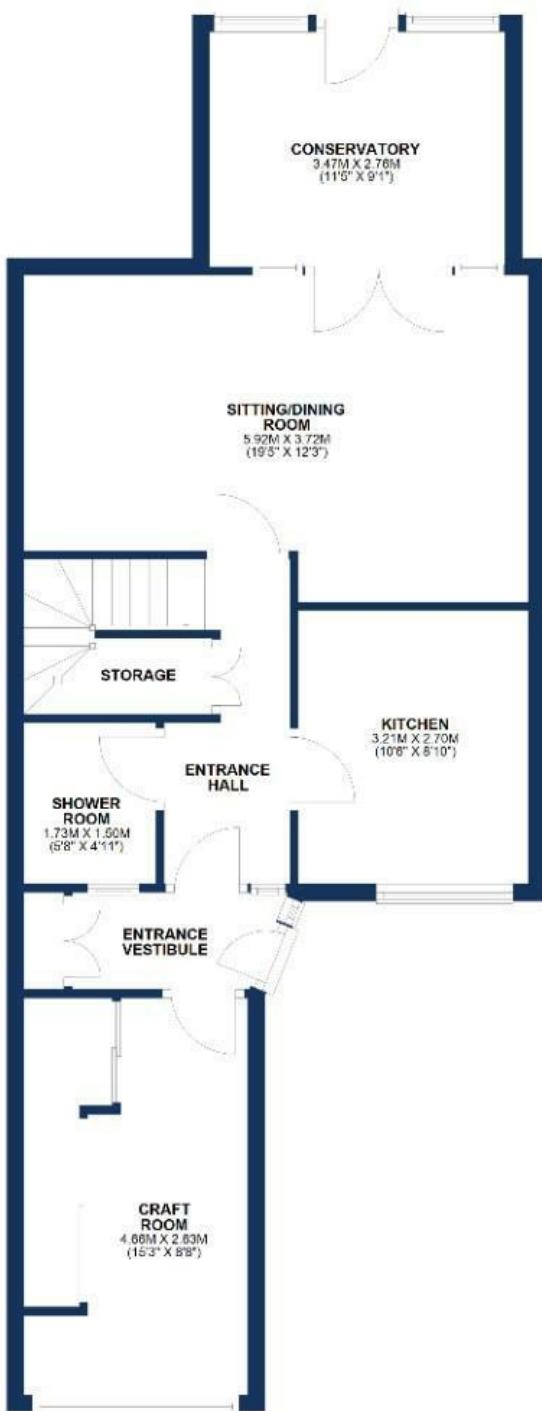
### NOTE

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. 68.3 SQ. METRES (735.5 SQ. FEET)



**FIRST FLOOR**

APPROX. 42.3 SQ. METRES (455.4 SQ. FEET)



TOTAL AREA: APPROX. 110.6 SQ. METRES (1191.0 SQ. FEET)

For illustrative purposes only.



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