



## 2 MARSLAND ROAD | TIMPERLEY

£499,950

\*\*\*NO CHAIN\*\*\* An immaculate semi detached family home that has undergone a recent programme of modernisation to create a superb family home occupying an enviable plot in a superb location within walking distance of Timperley village centre and highly regarded primary and secondary schools including The Willows and Wellington School. The accommodation briefly comprises entrance vestibule with cloaks area, open plan sitting/dining room leading onto the separate fitted kitchen with contemporary units and Bosch integrated appliances. Cloakroom/WC and utility and the rear entrance vestibule provides access to the garden. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Externally there is off road parking for several vehicles to the front whilst to the side and rear there are extensive lawned gardens and decked and patio seating areas. The property benefits from external water feed and power points. Viewing is highly recommended to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 6PA**

## DESCRIPTION

This semi detached family home is beautifully presented throughout and viewing is essential to appreciate the standard of accommodation on offer and also the extent of the plot.

Upon entering the property the entrance hall provides access onto a large cloaks cupboard and also onto the open plan sitting/dining room. The ground floor has been opened up to create an impressive open plan space and the living area opens up onto the kitchen fitted with a comprehensive range of contemporary high gloss units and with a range of quality integrated appliances by Bosch. Adjacent to the kitchen area is a separate cloakroom/WC and utility area and the rear entrance vestibule provides a second cloaks area and also access to the garden.

At first floor level there are three excellent bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite.

To the front of the property the driveway provides off road parking for several vehicles and there is gated access to the garden. The gardens to the side and rear can be accessed via the rear patio and provides a decked seating area with awning and external heater which lead onto the extensive lawned gardens and separate patio area to the rear. Externally there is access to three power points and immediately to the rear is a wash basin with hot and cold water feed, a further water feed and also a dog shower.

The location is ideal being within easy reach of Timperley village centre and within walking distance of the highly regarded Willows Primary School and Wellington School.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Tiled floor. Stairs to first floor. Access to cloaks cupboard. Radiator. Door to:

#### SITTING/DINING ROOM

**21'7" x 14'4" (6.58m x 4.37m)**

With PVCu double glazed bay window to the front. Television aerial point. Telephone point. Radiator. Access to under stairs storage cupboard. Recessed low voltage lighting. Opening to:

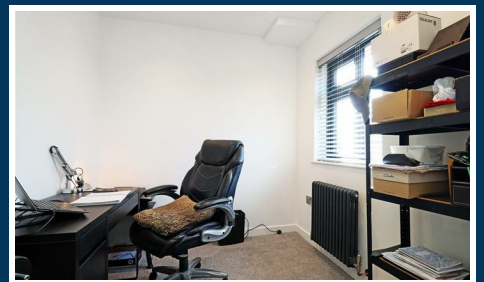
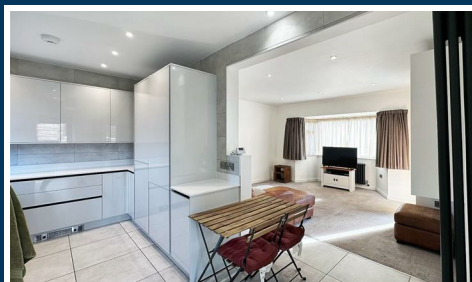
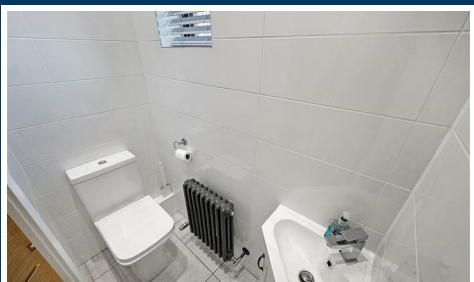
#### KITCHEN

**8'11" x 8'7" (2.72m x 2.62m)**

Fitted with a contemporary range of high gloss wall and base units with work surface over incorporating a sink unit. Integrated appliances by Bosch include an oven/grill, four ring gas hob with extractor hood over, fridge freezer and dishwasher. PVCu double glazed window to the rear. Space for table and chairs. Tiled floor. Radiator. Recessed low voltage lighting. Opening onto a rear entrance vestibule with cloaks area and door to the rear garden. Adjacent to the kitchen there is also a separate utility area with plumbing for washing machine and housing the wall mounted combination gas central heating boiler.

#### CLOAKROOM/WC

With WC and vanity wash basin. Radiator. Tiled wall and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space providing additional storage covering the entire floor with light and power.

### BEDROOM 1

12'6" x 11'7" (3.81m x 3.53m)

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

### BEDROOM 2

11'7" x 9'0" (3.53m x 2.74m)

PVCu double glazed window to the rear. Fitted wardrobes and shelving. Radiator. Recessed low voltage lighting.

### BEDROOM 3

9'4" x 7'7" (2.84m x 2.31m)

A superb third bedroom with PVCu double glazed window to the side. Recessed low voltage lighting.

### BATHROOM

6'10" x 4'11" (2.08m x 1.50m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Radiator.

### OUTSIDE

To the front of the property is a large driveway providing off road parking for several vehicles and there is gated access to the gardens. The gardens incorporate a decked seating area with awning and external heater and power points. The gardens incorporate extensive lawns which need to be seen to be appreciated and they lead round to a large rear patio seating area with access to further power points, dog shower and wash hand basin and hot and cold water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

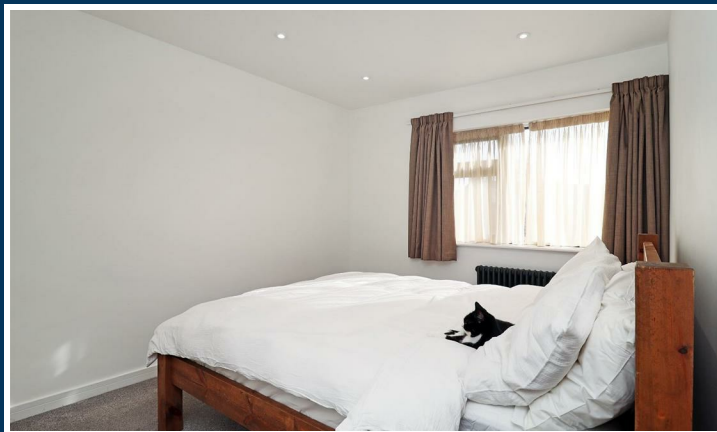
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### TENURE

We are informed the property is 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.

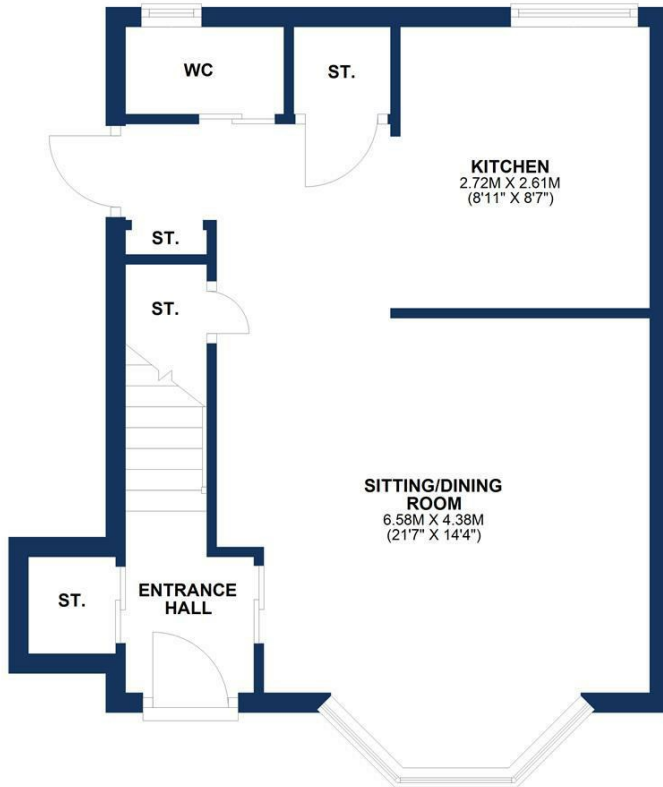


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### GROUND FLOOR

APPROX. 37.0 SQ. METRES (398.2 SQ. FEET)



### FIRST FLOOR

APPROX. 35.6 SQ. METRES (383.5 SQ. FEET)



TOTAL AREA: APPROX. 72.6 SQ. METRES (781.6 SQ. FEET)

Floorplan for illustrative purposes only



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