



**54 GREENWAY ROAD | TIMPERLEY**

**OFFERS OVER £375,000**

**\*\*\*NO CHAIN\*\*\*** An extended semi detached family home ideally positioned within a sought after location. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, dining room to the front with separate sitting room to the rear opening up into the conservatory which in turn leads onto the rear gardens, fitted kitchen with door to the side. To the first floor the property has been extended to create three well proportioned bedrooms serviced by the family bathroom with separate WC. Off road parking within the flagged driveway to the front which continues to the side leading to the detached garage. The gardens incorporate a patio seating area with delightful lawns beyond with well stocked flower beds. Viewing is highly recommended.



**POSTCODE: WA15 6BJ**

## DESCRIPTION

A traditional semi detached family home lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station within easy reach.

This particular property has been extended to provide well proportioned accommodation and needs to be seen to be appreciated. An enclosed porch leads onto the welcoming entrance hall and towards the front of the property is a separate dining room whilst to the rear is a large sitting room with access into the conservatory. Door from the conservatory into the attractive gardens at the rear. The kitchen is fitted with a comprehensive range of units and there is space for all appliances and door to the side driveway. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the extension has created three excellent bedrooms which are serviced by the bathroom with separate WC fitted with a white suite with chrome fittings.

Externally towards the front of the property the driveway provides off road parking and has an adjacent gravelled garden with well stocked flowerbeds. The driveway continues to the side leading to the detached garage at the rear with double doors to the front and light and power. The rear gardens incorporate a patio seating area with delightful lawn beyond with well stocked flowerbeds.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors.

#### ENTRANCE HALL

Glass panelled front door with matching side screen. PVCu double glazed window to the side. Radiator. Telephone point.

#### CLOAKROOM

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

#### DINING ROOM

**13'8" x 10'10" (4.17m x 3.30m)**

PVCu double glazed bay window to the front. Radiator. Electric fire. Ceiling cornice.

#### SITTING ROOM

**14'0" x 9'11" (4.27m x 3.02m)**

With a focal point of an electric fireplace. Ceiling cornice. Radiator. Television aerial point. Sliding doors to:

#### CONSERVATORY

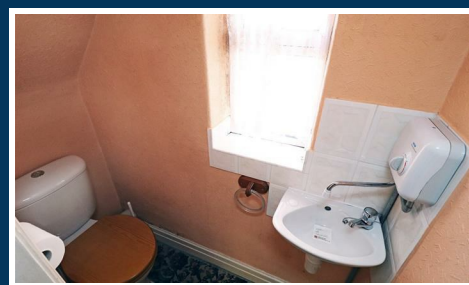
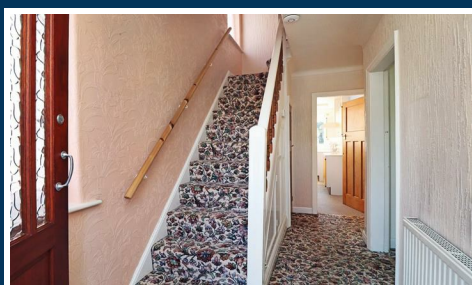
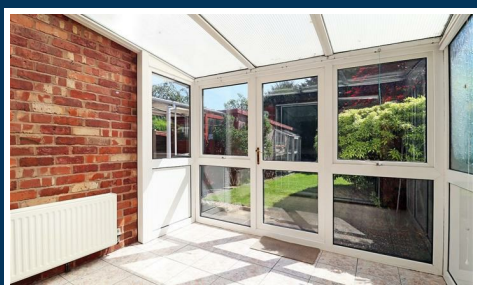
**9'5" x 7'11" (2.87m x 2.41m)**

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

#### KITCHEN

**15'10" x 6'6" (4.83m x 1.98m)**

With a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for all appliances. Radiator. PVCu double glazed windows to the side and rear. Glass panelled door to the side. Tiled splashback. Wall mounted Viessman combination gas central heating boiler (recently installed).



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Picture rail. Loft access hatch. Radiator.

### BEDROOM 1

13'9" x 11'1" (4.19m x 3.38m)

PVCu double glazed bay window to the front. Radiator. Fitted wardrobes.

### BEDROOM 2

11'9" x 9'11" (3.58m x 3.02m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

### BEDROOM 3

13'3" x 6'6" (4.04m x 1.98m)

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

### BATHROOM

7'3" x 5'5" (2.21m x 1.65m)

Fitted with a white suite with chrome fitting comprising panelled bath, pedestal wash hand basin and bidet. Radiator. Vinyl flooring. Opaque PVCu double glazed window to the front.

### SEPARATE WC

With WC. Tiled walls. Opaque PVCu double glazed window to the side.

## OUTSIDE

### GARAGE

A detached garage with double doors to the front plus light and power.

To the front of the property the flagged drive provides off road parking and has an adjacent gravelled garden with well stocked flowerbeds. The gardens to the rear are laid mainly to lawn with well stocked flowerbeds and with an external water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

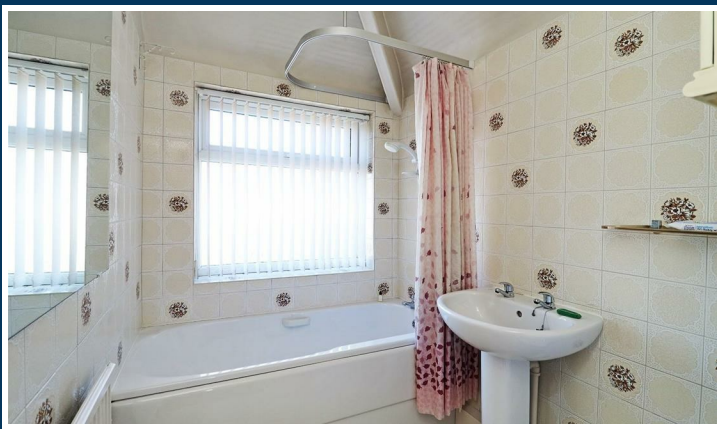
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### TENURE

We are informed the property is 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.

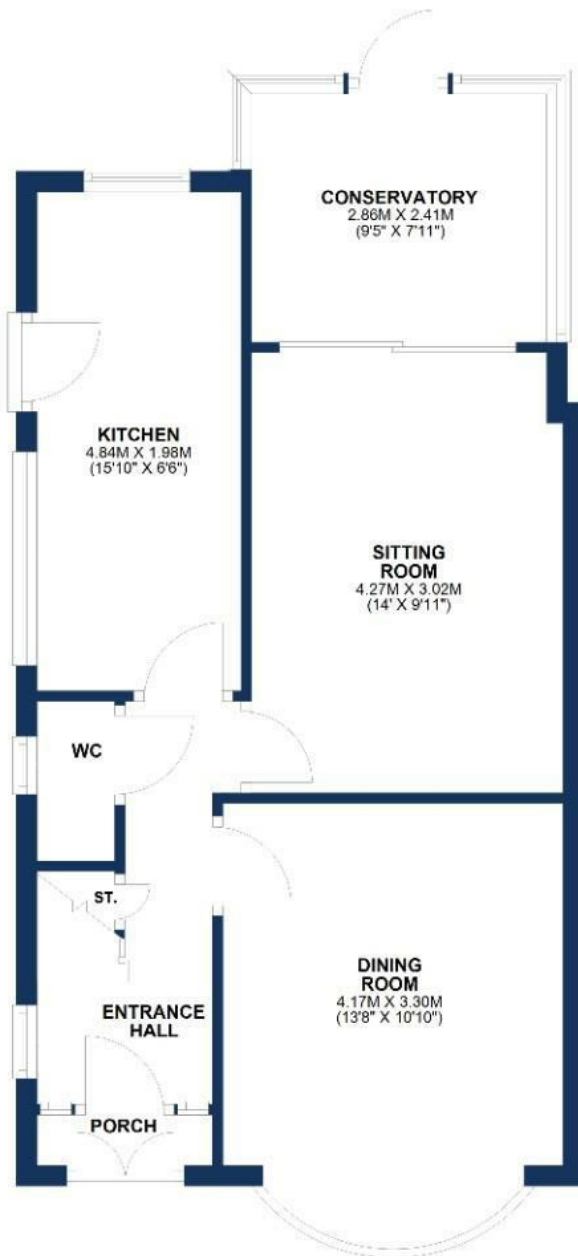


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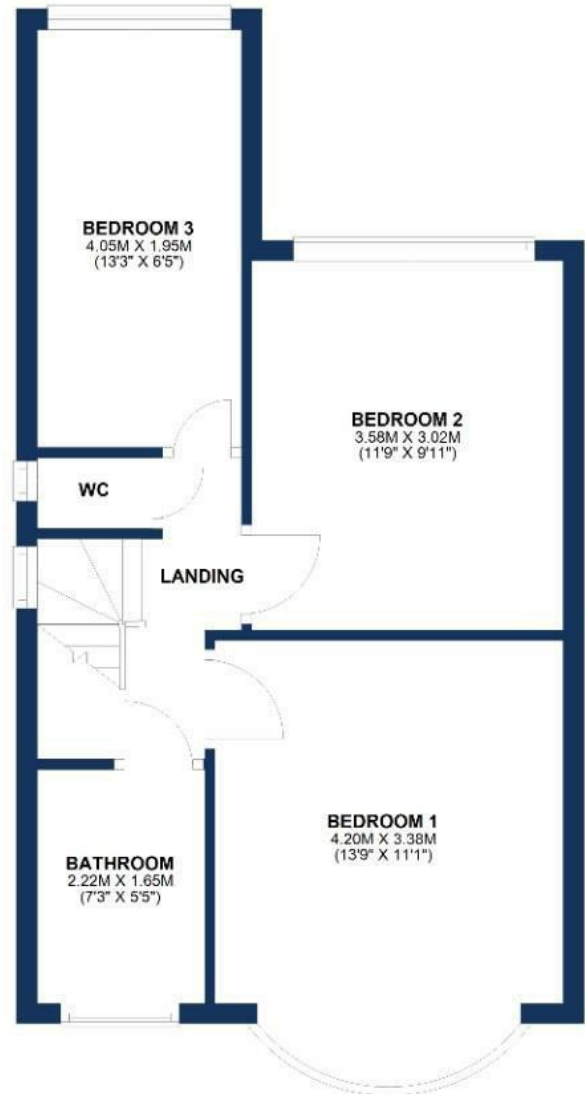
## GROUND FLOOR

APPROX. 50.9 SQ. METRES (548.1 SQ. FEET)



## FIRST FLOOR

APPROX. 41.6 SQ. METRES (447.4 SQ. FEET)



TOTAL AREA: APPROX. 92.5 SQ. METRES (995.6 SQ. FEET)

Floorplan for illustrative purposes only



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