



65 WELLINGTON ROAD | TIMPERLEY

OFFERS OVER £850,000

\*\*\*NO ONWARD CHAIN\*\*\* A unique detached bungalow on one of Timperley's most sought after roads and occupying an enviable position within easy reach of Altrincham town centre and with Timperley village centre a little further distant. Entrance vestibule and entrance hall, large sitting room, dining room opening onto a fitted kitchen with central island and adjacent rear porch, master bedroom with dressing area and en-suite, 2nd double bedroom/en-suite and study/bedroom three with adjacent WC. Rear conservatory with doors to the rear gardens. Externally remote double gates lead onto the extensive driveway providing off road parking and access to the garage at the rear with adjacent work shop. Adjacent to the driveway are extensive lawned gardens with well stocked flower beds and enjoying a high degree of privacy. To the rear the gardens are paved for easy maintenance but provide an attractive secluded sitting area. A superb property and viewing is highly recommended.



**POSTCODE: WA15 7RH**

## DESCRIPTION

This detached bungalow occupies an enviable plot and is ideally located on one of Timperley's most sought after roads within easy reach of Altrincham town centre and the Metrolink station providing a commuter service into Manchester. If required the property also lies within the catchment area of highly regarded primary and secondary schools with Wellington Road School on the doorstep.

The accommodation is approached via an entrance vestibule leading onto an entrance hallway which in turn opens up onto a large dining area with opening onto the fitted kitchen. The kitchen is fitted with a comprehensive range of cream wall and base units with granite work surfaces and has a central island and a range of integrated appliances. Towards the front of the property there is a large separate sitting room with a focal point of a living flame gas fire and the window overlooks the extensive lawned gardens. Also towards the front of the property is the master bedroom with adjacent dressing area and en-suite bathroom/WC off. Towards the rear of the property there is a rear entrance vestibule off the kitchen. Off the dining area there is an inner hallway leading to the second double bedroom with ensuite shower room/WC and also a third bedroom/study with adjacent guest WC. Also off the study is a large conservatory with double doors leading onto the rear gardens paved for easy maintenance and enjoying a high degree of privacy with the school fields beyond.

The plot's particular feature is the approach via remote double gates providing access to the large tarmac driveway with detached garage and adjacent workshop towards the end. Adjacent to the driveway are extensive gardens laid mainly to lawn with well stocked flower beds and enjoying a high degree of privacy which need to be seen to be appreciated.

A superb property in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Tiled floor. PVCu double glazed front door plus window to the side. Radiator. Ceiling cornice.

#### ENTRANCE HALL

Leaded and glass panelled front door. Radiator. Dado rail. Ceiling cornice. Opening to:

#### DINING AREA

**15'10" x 9'1" (4.83 x 2.77)**

With ample space for dining suite. Dado rail. Ceiling cornice. Radiator. Recessed low voltage lighting. PVCu double glazed window to the side.

#### KITCHEN

**15'7" x 12'7" (4.75 x 3.84)**

With a comprehensive range of cream wall and base units with granite work surfaces over incorporating 1 ½ bowl sink unit. Integrated oven/grill, microwave, fridge freezer, dishwasher and washing machine. Four ring gas hob with extractor hood over. Central island with breakfast bar. PVCu double glazed arched window to the side. Radiator. Exposed beam ceiling. Tiled floor and splashback. Recessed low voltage lighting.

#### SITTING ROOM

**20'6" x 12'2" (6.25 x 3.71)**

With a focal point of a living flame gas fire with marble effect insert and hearth. Leaded effect PVCu double glazed window to the front overlooking the extensive lawned gardens. Ceiling cornice. Radiator. Television aerial point. Telephone point.

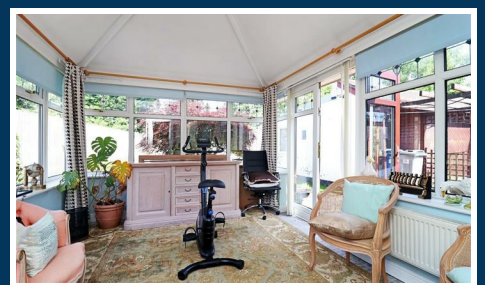
#### MASTER BEDROOM

**14'11" x 12'6" (4.55 x 3.81)**

PVCu double glazed bay window to the front. Fitted wardrobe. Radiator. Recessed low voltage lighting. Ceiling cornice.

#### DRESSING AREA

With fitted wardrobes along both side.





## EN SUITE

10'0" x 5'8" (3.05 x 1.73)

Fitted with a white suite with chrome fittings comprising panelled bath, corner tiled shower cubicle, WC, vanity wash hand basin and bidet. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Half tiled walls. Tiled floor. Recessed low voltage lighting. Extractor fan.

## INNER HALLWAY

Loft access hatch. The loft houses the Vaillant combination boiler. Fitted storage cupboard.

## BEDROOM 2

13'1" x 11'1" (3.99 x 3.38)

With fitted wardrobes. PVCu double glazed window overlooking the rear garden. Ceiling cornice. Radiator. Television aerial point.

## EN SUITE

10'8" x 4'2" (3.25 x 1.27)

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

## STUDY/BEDROOM 3

9'9" x 9'1" (2.97 x 2.77)

With PVCu double glazed window to the side. Fitted storage units including desk and shelving. Recessed low voltage lighting. Ceiling cornice. Radiator. PVCu double glazed doors lead onto the rear conservatory.

## SUN ROOM

13'6" x 10'1" (4.11 x 3.07)

With PVCu double glazed doors to the rear patio. Radiator. Light and power.

## WC

With WC and wash hand basin. Part tiled walls. Opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property double remote gates lead onto the driveway providing off road parking for several vehicles and access to the detached garage at the end opening onto an adjacent work shop. The garage has light and power and fitted storage units.

Adjacent to the driveway to the front are extensive lawned gardens with well stocked flowerbeds enclosed with mature trees and shrubs providing a high degree of privacy and attractive setting. Immediately to the rear the gardens have been paved for easy maintenance and enjoy a high degree of privacy with the school playing fields beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

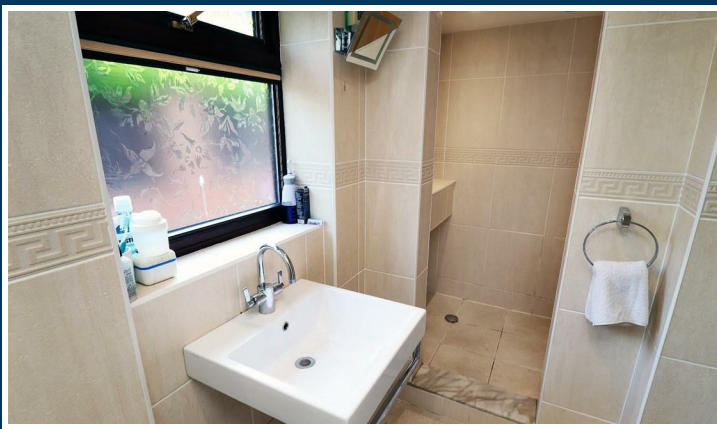
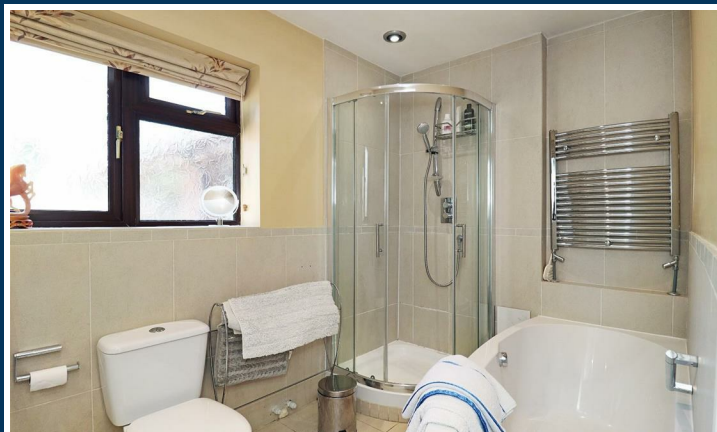
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## TENURE

We are informed the property is held on a Freehold basis. 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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