



43 MAINWOOD ROAD | TIMPERLEY

OFFERS OVER £350,000

NO ONWARD CHAIN A deceptively spacious semi detached property that has undergone a complete programme of re-planning and modernisation to create a superbly proportioned family home that needs to be seen to be appreciated. Occupying an enviable position the accommodation briefly comprises entrance hallway, full depth sitting room with exposed brick feature fireplace and with doors onto the rear garden, to the other side is a newly installed full depth dining kitchen with a range of integrated appliances plus breakfast bar and with double doors leading onto the rear garden and benefits from an adjacent utility cupboard and the ground floor accommodation is completed by the cloakroom/WC. To the first floor is a master bedroom with en-suite shower room, two further well proportioned bedrooms service by the family bathroom/.WC. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 7JW

DESCRIPTION

43 Mainwood Road is a deceptively spacious semi detached home that has undergone a complete programme of modernisation in recent months including re-wiring, new central heating system, fully modernised kitchen and bathroom, hardwood internal doors and re-plastered and insulated throughout.

The beautifully presented accommodation is approached via the entrance hall which provides access onto the full depth sitting room to one side with a focal point of an exposed brick fireplace with timber mantle and with double doors leading onto the rear garden. To the other side is an impressive dining kitchen with newly installed units and a range of integrated appliances plus breakfast bar and again with doors leading onto the rear garden. Adjacent to the kitchen is a utility cupboard with plumbing for washing machine and the ground floor accommodation is completed by the cloakroom/WC.

To the first floor the master bedroom benefits from an en-suite shower room/WC and the two remaining bedrooms are serviced by the modern family bathroom/WC.

Externally towards the front the driveway provides ample off road parking whilst to the rear is a patio seating area with lawned gardens beyond.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with local shops within walking distance.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Stairs to first floor. Radiator. Recessed low voltage lighting. Meter cupboard. Laminate flooring.

SITTING ROOM

15'11" x 9'11" (4.85m x 3.02m)

With a focal point of an exposed brick fireplace with timber mantle. PVCu double glazed window to the front. PVCu double glazed double doors provide access to the rear garden. Radiator. Laminate flooring. Under stairs storage cupboard.

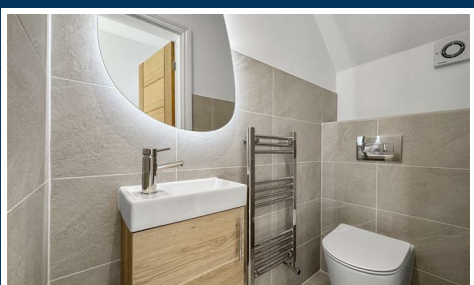
DINING KITCHEN

15'11" x 11'8" (4.85m x 3.56m)

Fitted with a comprehensive range of newly installed wall and base units with contrasting work surfaces over incorporating stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus 4 ring hob with stainless steel extractor hood. Integrated dishwasher. Space for fridge freezer. Cupboard housing newly installed Ideal combination gas central heating boiler. PVCu double glazed window to the front. PVCu double glazed double doors provide access to the rear garden. Recessed low voltage lighting. Laminate flooring. Utility cupboard with plumbing for washing machine.

CLOAKROOM

With WC and vanity wash basin. Chrome heated towel rail. Half tiled walls. Tiled floor. Recessed low voltage lighting. Extractor fan.



FIRST FLOOR

LANDING

Picture window to the rear brings in plenty of natural light. Loft access hatch.

BEDROOM 1

11'8" x 8'5" (3.56m x 2.57m)

PVCu double glazed window to the rear. Radiator.

EN-SUITE

6'8" x 3'11" (2.03m x 1.19m)

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

BEDROOM 2

10'2" x 8'9" (3.10m x 2.67m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'1" x 6'10" (3.07m x 2.08m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)

With a newly installed contemporary white suite with black fittings comprising bath with mains shower over, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the front. Heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and is flanked by mature hedge and fence borders. There is gated access to the rear. To the rear the gardens incorporate a patio seating area accessed via the dining kitchen and sitting room with superb lawned gardens beyond with mature hedge and fence borders. There is also the added benefit of an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

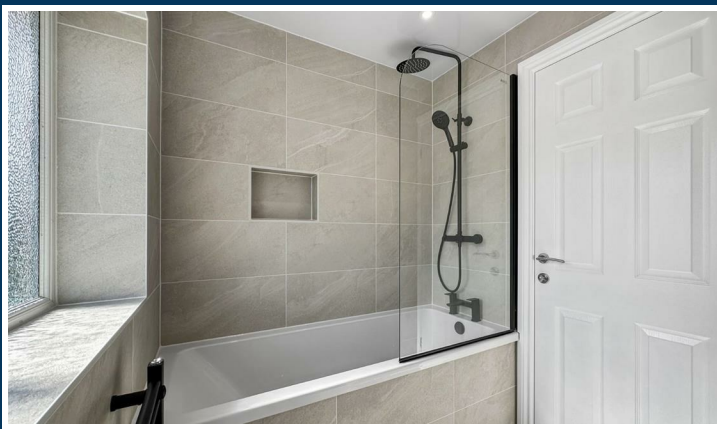
Band "B"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

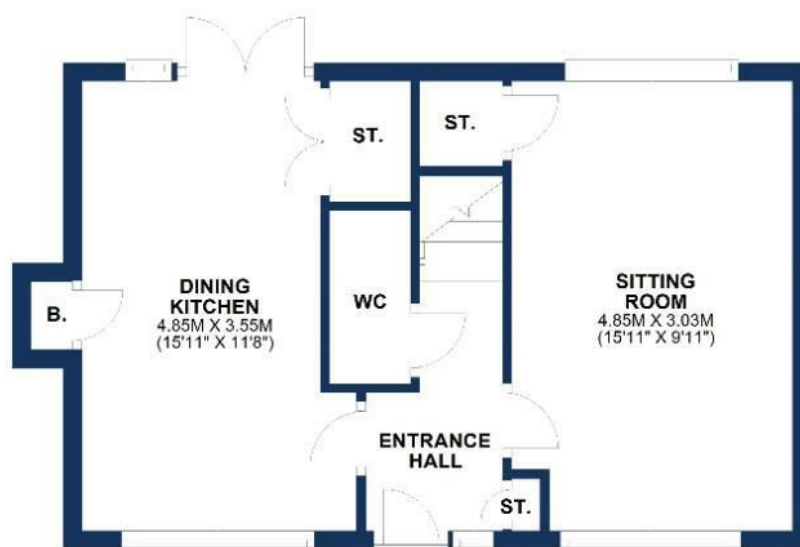
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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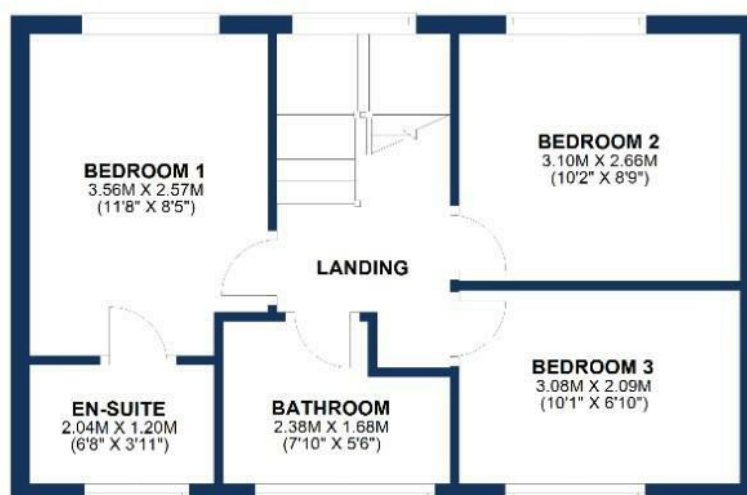
GROUND FLOOR

APPROX. 38.0 SQ. METRES (409.4 SQ. FEET)



FIRST FLOOR

APPROX. 37.2 SQ. METRES (400.4 SQ. FEET)



TOTAL AREA: APPROX. 75.2 SQ. METRES (809.8 SQ. FEET)

Floorplan for illustrative purposes only



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