



13 TRAFFORD DRIVE | TIMPERLEY

OFFERS OVER £600,000

A superbly proportioned detached family home nestled in the corner of this quiet cul de sac and with extensive gardens that need to be seen to be appreciated with views towards the allotments and Beech Fields. The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Towards the front of the property is a large sitting room with a focal point of a stone effect fireplace surround and sliding glass panelled doors to the rear dining room. From the dining room there are sliding doors leading onto the large rear conservatory which overlooks the extensive gardens and has double doors providing access to the same. Also positioned towards the rear of the property is a breakfast kitchen with a comprehensive range of units and with door to an inner hallway which then provides access to the separate utility room, cloakroom/WC and also to the side patio. To the first floor there are four well proportioned bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway which leads to a detached double garage. To the side and rear of the property is an extensive patio seating area with superb lawns beyond benefitting from a high degree of privacy with allotments and Beech Fields beyond. Viewing is highly recommended to appreciate the potential of the accommodation on offer.

POSTCODE: WA15 6EJ

DESCRIPTION

This detached family home offers superbly proportioned accommodation and occupies an enviable corner plot with extensive lawns and an open aspect over allotments and Beech Fields.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Positioned to the front of the property is a second sitting room with a focal point of a stone effect fireplace surround with tiled hearth and with sliding glass panelled doors leading onto the rear dining room. The rear dining room is also accessed via the kitchen and has further sliding doors leading onto the conservatory. The conservatory is superbly proportioned nearly 19feet in length and overlooks the gardens and has double doors leading to the garden. Also positioned to the rear of the property is the breakfast kitchen fitted with a comprehensive range of natural wood fronted units and with window overlooking the rear garden. The ground floor accommodation is completed by the inner hallway which provides access onto the large separate utility room and also the cloakroom/WC and with door to the side.

To the first floor the master bedroom benefits from fitted wardrobes and drawers and there are three further bedrooms all serviced by the family bathroom/WC.

Externally there is off road parking within the driveway which continues providing access to the detached double garage with two up and over doors to the front. To the side there is a large patio seating area with extensive lawned gardens beyond.

The position is ideal being within easy reach of Timperley village centre and with Timperley Metrolink station a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

There is much further potential by way of extension subject to the relevant permissions being obtained.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Under stairs storage cupboard.

SITTING ROOM

14'8" x 13'4" (4.47m x 4.06m)

With PVCu double glazed window to the front. Focal point of a stone effect fireplace surround and tiled hearth. Sliding glass panelled doors to dining room. Radiator.

DINING ROOM

11'02" x 10'11" (3.40m x 3.33m)

Radiator. Sliding doors to conservatory.

BREAKFAST KITCHEN

13'9" x 10'11" (4.19m x 3.33m)

Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob. Space for dishwasher and fridge. Radiator. Space for table and chairs. Tiled splashback. PVCu double glazed window overlooking the rear garden. Television aerial point. Cupboard housing gas central heating boiler.

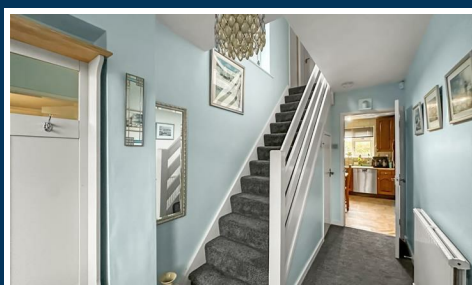
CONSERVATORY

18'7" x 11'0" (5.66m x 3.35m)

With PVCu double glazed doors providing access to the rear garden. Radiator.

INNER HALLWAY

PVCu double glazed door to the side.



UTILITY

7'11" x 6'3" (2.41m x 1.91m)

With work surface incorporating stainless steel sink unit with drainer. Radiator. PVCu double glazed window to the front. Space for fridge freezer. Plumbing for washing machine. Space for dryer.

WC

WC and wash hand basin. Opaque PVCu double glazed window to the rear. Half tiled walls.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to loft space.

BEDROOM 1

14'9" x 13'5" (4.50m x 4.09m)

With fitted wardrobes and drawers plus vanity wash basin. PVCu double glazed window to the front. Radiator. Telephone point.

BEDROOM 2

13'0" x 11'3" (3.96m x 3.43m)

With PVCu double glazed windows to the front and rear. Vanity wash basin. Radiator.

BEDROOM 3

11'3" x 10'11" (3.43m x 3.33m)

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

BEDROOM 4

8'6" x 6'2" (2.59m x 1.88m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'9" x 5'11" (2.36m x 1.80m)

With suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the front. Tiled walls. Storage cupboard. Radiator.

OUTSIDE

DOUBLE GARAGE

17'3" x 16'10" (5.26m x 5.13m)

With light and power. Two up and over doors to the front.

To the front of the property the drive provides off road parking and has mature hedge and fence borders. To the side and rear is large patio seating area with extensive lawned gardens beyond with fence borders. The rear gardens benefit from an open aspect over allotments and with Beech Fields beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

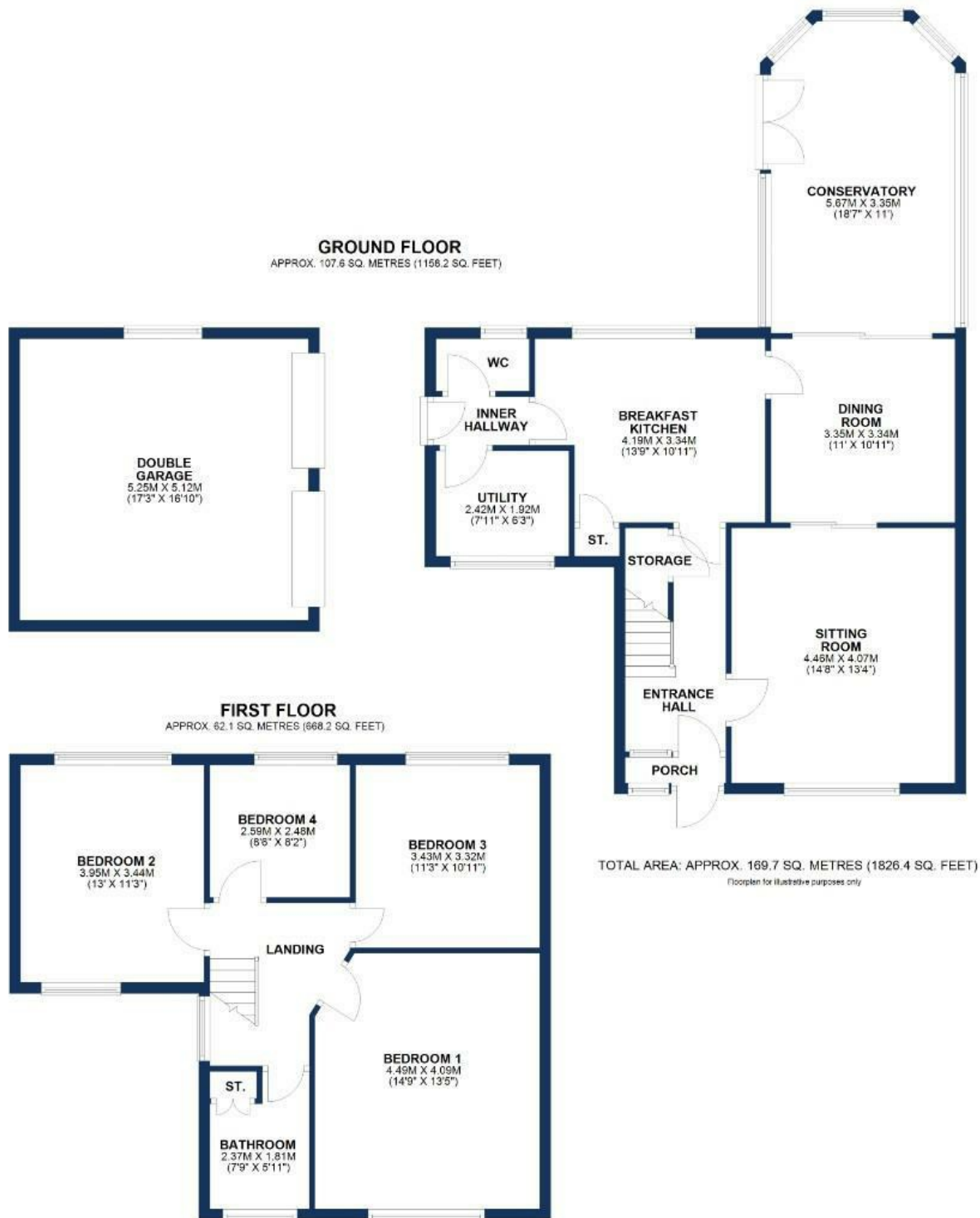
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM