



31 WOODLANDS PARKWAY | TIMPERLEY

OFFERS OVER £500,000

NO ONWARD CHAIN A superbly proportioned semi detached family home occupying an enviable position within close proximity to Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises recessed porch, welcoming entrance hall, bay fronted sitting room plus dining room to the rear with doors onto the rear garden, kitchen with adjacent breakfast room with access to the side, three bedrooms and bathroom with separate WC. Ample off road parking to the front within the long driveway with adjacent lawned garden and there is gated access to the rear via the gardens incorporating a patio seating area with delightful lawns beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 7QT

DESCRIPTION

Woodlands Parkway is positioned in this sought after residential location ideally placed being within the catchment area of highly regarded primary and secondary schools and with Wellington School on the doorstep. Altrincham town centre is within easy reach and the Metrolink station provides a commuter service into Manchester.

The area is well developed with houses of varying ages creating an attractive setting. This particular property represents an exciting opportunity to purchase a superbly maintained semi detached family home but with the opportunity to extend and remodel to individual taste subject to the relevant permissions being obtained. The existing accommodation is approached via a recessed porch which leads onto the welcoming entrance hall with access to the front and rear reception rooms. To the front is a bay fronted sitting room whilst to the rear the separate dining room has double doors leading onto the extensive rear gardens. Also positioned towards the rear of the property is the fitted kitchen with adjacent breakfast room which has access onto the side. To the first floor there are three bedrooms and bathroom plus separate WC.

Externally to the front of the property the driveway provides off road parking for several vehicles and there is an adjacent lawned garden and gated access to the rear. To the rear is a large patio seating area with superb lawns beyond with fence borders enjoying a high degree of privacy and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

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

ACCOMMODATION

GROUND FLOOR

PORCH

Tiled floor.

ENTRANCE HALL

With original leaded and stained glass panelled hardwood front door. Leaded and stained glass window to the side. Two radiators. Spindle balustrade staircase to the first floor. Picture rail. Telephone point.

SITTING ROOM

12'8" x 10'11" (3.86m x 3.33m)

With bay window to the front with leaded and stained glass top lights. Period style fireplace with exposed brick hearth. Radiator. Television aerial point. Ceiling cornice.

DINING ROOM

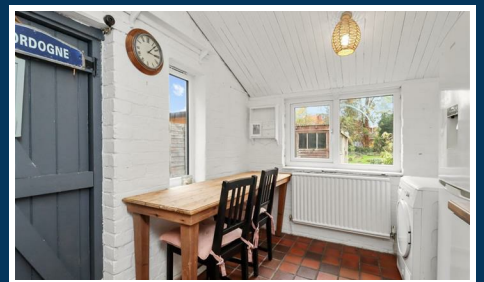
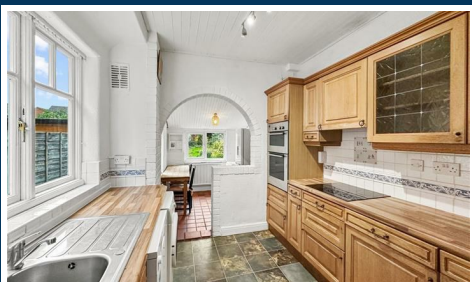
13'0" x 10'11" (3.96m x 3.33m)

With PVCu double glazed double doors providing access onto the westerly facing rear gardens. Gas fired stove set on a flagged hearth and with exposed brick surround. Television aerial point. Picture rail. Ceiling cornice. Radiator.

KITCHEN

8'10" x 8'9" (2.69m x 2.67m)

With wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated Siemens double oven/grill plus four ring gas hob. Space for dishwasher, washing machine, dryer and fridge freezer. Window to the side. access to under stairs storage cupboard with opaque window to the side and tiled floor. Opening to:



BREAKFAST ROOM

8'9" x 9'6" (2.67m x 2.90m)

With PVCu double glazed window to the rear. Door to the side. Space for table and chairs. Wall mounted Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

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

BEDROOM 1

13'3" x 11'0" (4.04m x 3.35m)

Bay window to the front. Radiator. Picture rail.

BEDROOM 2

13'0" x 11'0" (3.96m x 3.35m)

With window to the rear overlooking the garden. Fitted wardrobes. Television aerial point. Radiator. Picture rail.

BEDROOM 3

7'6" x 7'1" (2.29m x 2.16m)

With window to the front. Radiator.

BATHROOM

7'4" x 6'0" (2.24m x 1.83m)

Panelled bath with mixer shower plus separate shower enclosure and pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Part tiled walls. Extractor fan.

WC

With WC and opaque window to the side.

OUTSIDE

The block paved drive provides off road parking for several vehicles and benefits from large adjacent lawned gardens and there is gated access to the rear.

To the rear the gardens incorporate a patio seating area with extensive lawns beyond with fence borders and with a high degree of privacy. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

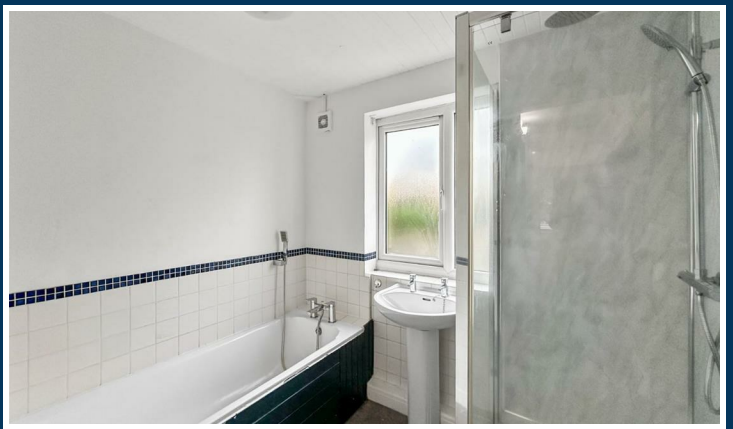
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TENURE:

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

NOTE

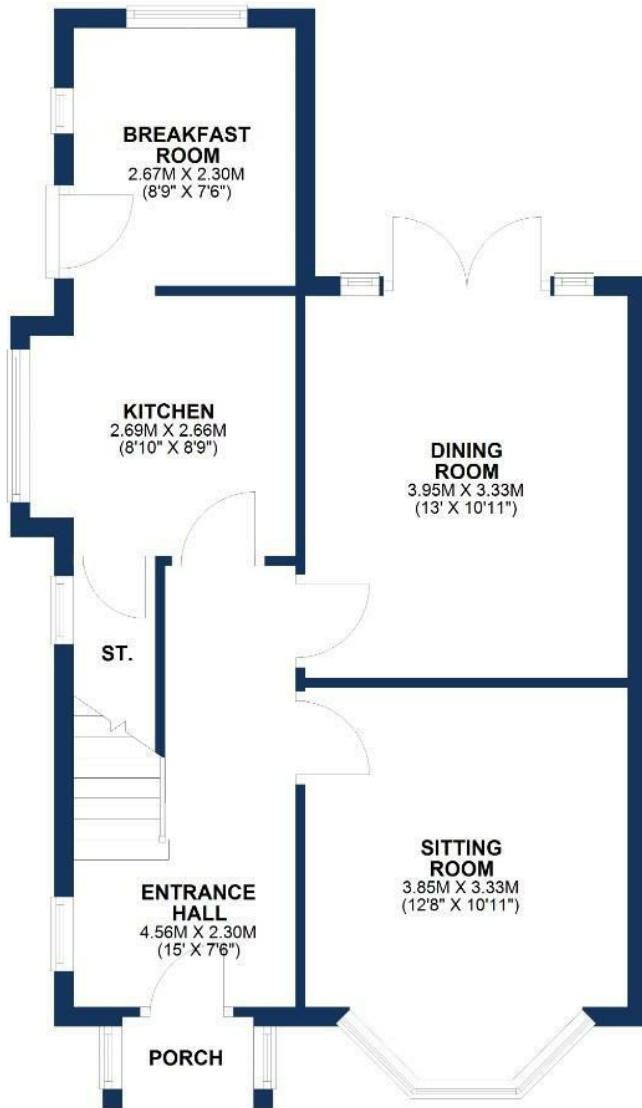
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 50.8 SQ. METRES (547.1 SQ. FEET)



FIRST FLOOR

APPROX. 42.5 SQ. METRES (457.3 SQ. FEET)



TOTAL AREA: APPROX. 93.3 SQ. METRES (1004.4 SQ. FEET)

Floorplan for illustrative purposes only



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