



43 DENSON ROAD | TIMPERLEY

OFFERS OVER £275,000

NO ONWARD CHAIN A mid terraced family home occupying a superb position towards the head of the cul de sac close to the village centre. Well maintained throughout the accommodation briefly comprises entrance vestibule, open plan sitting/dining room with sliding doors to the south facing rear gardens, fitted kitchen, two double bedrooms and bathroom/WC. The driveway to the front provides off road parking whilst to the rear the gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6EB

DESCRIPTION

Built in 1987 this well proportioned mid terraced family home occupies an enviable position towards the head of the cul de sac and close to the village centre.

The accommodation is well maintained throughout and features a superb open plan sitting/dining room with sliding doors leading onto the south facing gardens at the rear. The ground floor accommodation is completed by the fitted kitchen with a comprehensive range of units and there is also a large entrance vestibule to the front. To the first floor there are two double bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway whilst to the rear the gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools. Timperley Metrolink station is a little further distant providing a commuter service into Manchester.

A well proportioned home in an ideal location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

PORCH

8'4 x 4'2 (2.54m x 1.27m)

Hardwood glass panelled front door with matching lead effect side screen. Laminate flooring. Storage cupboard. Lead effect glass panelled front door to:

OPEN PLAN SITTING/DINING ROOM

19'7 x 15'9 (5.97m x 4.80m)

With ample space for living and dining suites. Sliding doors to the south facing rear gardens. Laminate flooring. Two radiators. Television aerial point. Telephone point. Stairs to first floor.

KITCHEN

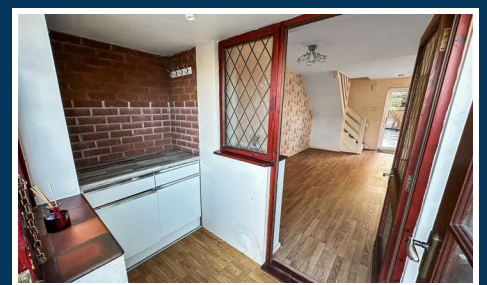
8'10 x 7'6 (2.69m x 2.29m)

Fitted with a range of wall and base units with work surface over incorporating a twin bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Lead effect window to the front. Tiled splashback. Tiled floor. Wall mounted combination gas central heating boiler.

FIRST FLOOR

LANDING

Loft access hatch. Airing cupboard.



BEDROOM 1

12'4 x 10'8 (3.76m x 3.25m)

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

BEDROOM 2

9'6 x 8'11 (2.90m x 2.72m)

Lead effect window to the front. Radiator.

BATHROOM

5'9 x 5'5 (1.75m x 1.65m)

With a suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Tiled walls. Extractor fan. Opaque lead effect window to the front.

OUTSIDE

To the front of the property the drive provides off road parking whilst to the rear and accessed via the open plan space the gardens are paved/gravelled for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

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



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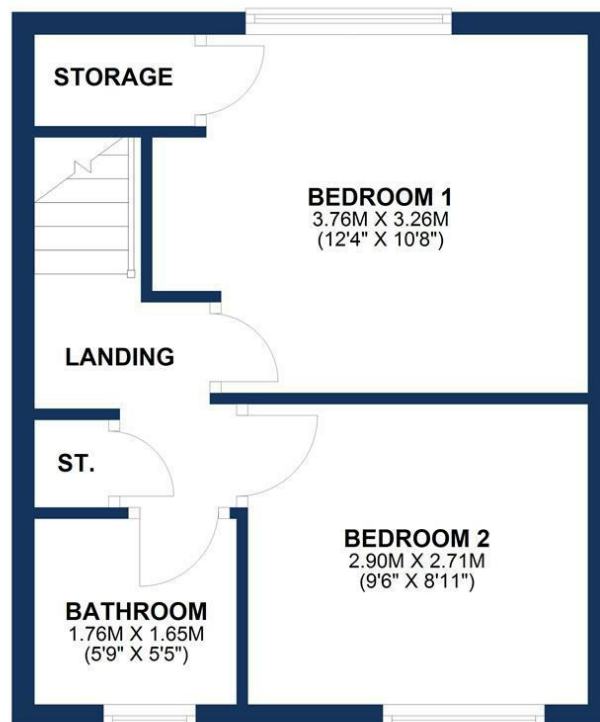
GROUND FLOOR

APPROX. 32.8 SQ. METRES (353.6 SQ. FEET)



FIRST FLOOR

APPROX. 28.9 SQ. METRES (311.2 SQ. FEET)



TOTAL AREA: APPROX. 61.8 SQ. METRES (664.8 SQ. FEET)

Floorplan for illustrative purposes only



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