



**25 ALDER DRIVE | TIMPERLEY**

**£400,000**

A spacious detached family home in an ideal location. The accommodation briefly comprises entrance hall with adjacent cloakroom/WC, large bay fronted sitting room, dining room, fitted kitchen with adjacent utility room leading onto the integral garage, principal bedroom with en-suite, two further bedrooms and family bathroom/WC. Off road parking within the driveway to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 7YG

## DESCRIPTION

This attractive detached family house is well positioned within this popular development and needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which provides access to the cloakroom/WC and also the sitting room. The sitting room has a focal point of an electric fireplace and an archway opens up into the separate dining area complete with sliding doors onto the attractive rear gardens. Adjacent to the dining room is the fitted kitchen with a range of light wood units and with an adjacent utility room providing access to the integral garage.

To the first floor the principal suite comprises a double bedroom and en-suite shower room and there are two further bedrooms serviced by the family bathroom /WC.

Externally there is off road parking provided within the driveway and access to the integral garage. The garage has a remote up and over door to the front plus light, power and water feeds and access to the utility room. To the rear the gardens incorporate a patio seating area with delightful lawns beyond all enjoying a high degree of privacy.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and well placed for access to the surrounding network of motorways, Manchester International Airport and Wythenshawe Hospital. The Metrolink station on Southmoor Road is approximately a 10 minute walk away providing a commuter service into Manchester.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Ceiling cornice. Stairs to first floor.

#### CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the front. Radiator.

#### SITTING ROOM

**18'6" x 12'3" (5.64m x 3.73m)**

With a focal point of an electric fireplace. PVCu double glazed bay window to the front. Two radiators. Television aerial point. Telephone point. Ceiling cornice. Archway to:

#### DINING ROOM

**11'10" x 8'0" (3.61m x 2.44m)**

With sliding doors to the rear garden. Ceiling cornice. Radiator.

#### KITCHEN

**11'10" x 7'2" (3.61m x 2.18m)**

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Breakfast bar. PVCu double glazed window overlooking the garden. Tiled splashback. Tiled floor. Radiator. Access to under stairs storage cupboard.

#### UTILITY

**7'6" x 6'7" (2.29m x 2.01m)**

With a continuation of the units in the kitchen. Work surface incorporating stainless steel sink unit with drainer. Space for fridge freezer and plumbing for washing machine. PVCu double glazed window to the rear. Tiled splashback. Tiled floor. PVCu double glazed door to the integral garage.

### FIRST FLOOR

#### LANDING

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



## BEDROOM 1

12'0" x 9'6" (3.66m x 2.90m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes. Television aerial point. Ceiling cornice.

## EN-SUITE

9'4" x 4'2" (2.84m x 1.27m)

With a suite comprising tiled shower cubicle and vanity wash basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.

## BEDROOM 2

9'8" x 9'6" (2.95m x 2.90m)

With PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboard. Radiator.

## BEDROOM 3

9'0" x 6'0" (2.74m x 1.83m)

PVCu double glazed window to the front. Fitted wardrobes and desk. Laminate wood flooring. Radiator.

## BATHROOM

6'9" x 5'11" (2.06m x 1.80m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Heated towel rail. Tiled walls. Ceiling cornice. Airing cupboard. Radiator.

## OUTSIDE

## INTEGRAL GARAGE

16'9" x 8'2" (5.11m x 2.49m)

Remote up and over door to the front plus door to the utility at the rear. Light and power and water feed. Wall mounted gas central heating boiler.

To the front of the property the flagged drive provides off road parking and has an adjacent lawned garden and gated access to the rear. To the rear the gardens incorporate a patio seating area with lawned gardens beyond all enjoying a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "D"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 01/07/1990 and subject to a Ground Rent of £60.00 per annum. Full details will be provided by our clients Solicitor.

## NOTE

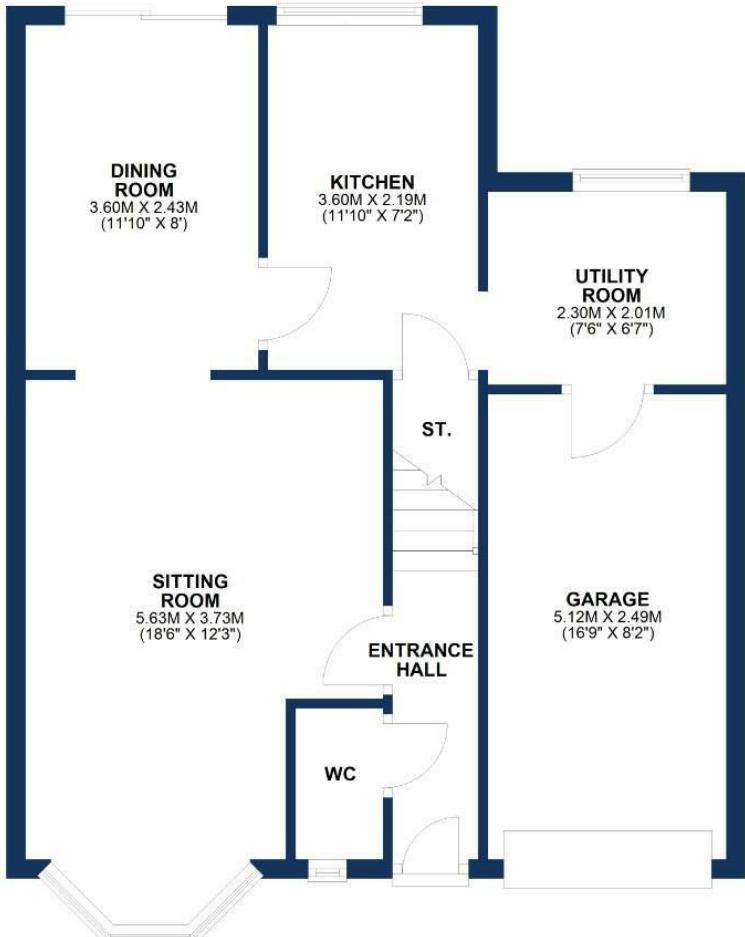
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 59.4 SQ. METRES (639.4 SQ. FEET)



### FIRST FLOOR

APPROX. 37.9 SQ. METRES (408.0 SQ. FEET)



TOTAL AREA: APPROX. 97.3 SQ. METRES (1047.4 SQ. FEET)

Floorplan for illustrative purposes only



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