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# 20 Mossgrove Road

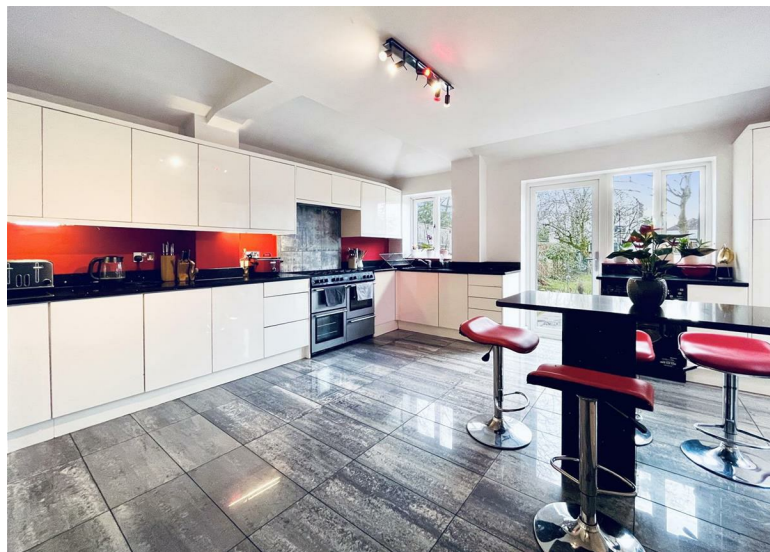
Timperley, Altrincham, WA15 6LF



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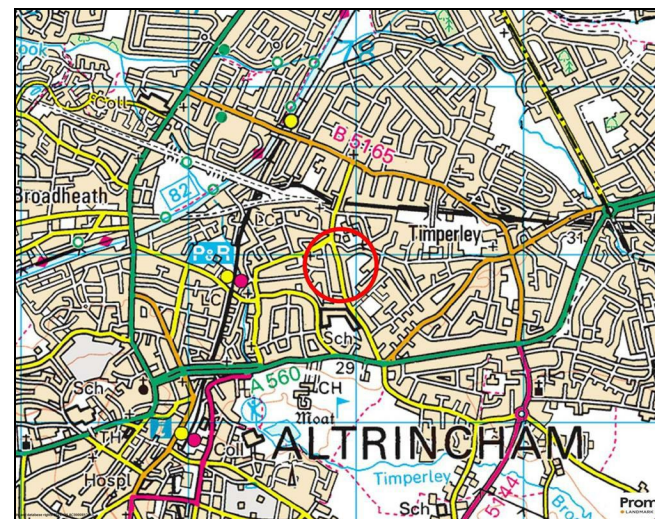
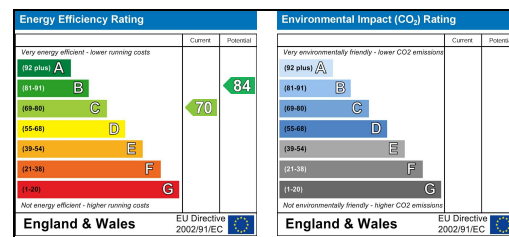


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SPACIOUS AND WELL PRESENTED, TRADITIONAL SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD, CLOSE TO EXCELLENT SCHOOLS AND THE METROLINK, AND IS IDEAL FOR BOTH TIMPERLEY VILLAGE AND ALTRINCHAM, TOWN CENTRE. 1336 SQFT.

Hall. Lounge and Dining Room. Home Office. Breakfast Kitchen. Sitting Area. Three Bedrooms. Two Baths/Shower Rooms. Driveway. Superb Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A superbly proportioned traditional Semi Detached family home located on this enormously desirable road, within walking distance of excellent schools, Timperley Village and the Metrolink, as well as being close to Altrincham Town Centre, its amenities and the popular Market Quarter.

The well presented property is arranged over Two Floors with the accommodation extending to some 1336 square feet providing a Hall, Lounge/Dining Room, Home Office, Breakfast Kitchen with Sitting Area off, served by Three Bedrooms and Two Bath/Shower Rooms, one being positioned to the Ground Floor.

Externally, there is ample off road Parking and to the rear a good sized lawned Garden with patio area.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Accommodation. Access to useful understairs storage. Two built in storage cupboards, one housing the wall mounted gas central heating boiler. Picture rail surround.

Ground Floor Shower Room fitted with a modern white suite and chrome fittings, providing a wet room style shower, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque window to the front elevation.

Home Office with window to the side elevation.

Open Plan Lounge and Dining Room. To the Dining Area there is a window to the front elevation. To the chimney breast there is a cast iron multifuel burning fire with tiled hearth and wood surround. Built in shelving to either side of the recesses.

To the Lounge there is a cast iron multifuel burning fire with tiled hearth and wood surround.

Double doors lead through to a Sitting Area with vaulted ceiling with inset Velux window and French doors overlook and provide access to the gardens beyond. Further doors provide access to the Open Plan Living/Dining Room. An opening that leads to:

Breakfast Kitchen. This is fitted with an extensive range of high gloss, base and eye level units with concealed lighting and quartz worktops over with additional quartz breakfast bar. Stainless steel one and a half bowl sink and draining unit with mixer tap. There is space for a range cooker and washing machine. Integrated fridge, freezer and dishwasher. Two windows to the rear elevation enjoying views over the gardens and a glazed door provides access to the same. Tiled floor.

Opening from the Kitchen into a Garden Room

To the First Floor Landing there is access to Three Double Bedrooms served by a Family Bathroom. Opaque window to the side elevation. Loft access point with pull down ladder.

Bedroom One with window to the rear elevation enjoying views over the gardens. There are built in wardrobes and cupboards providing excellent hanging and storage space.

Bedroom Two with a window to the front elevation. Built in wardrobes and shelving providing excellent hanging and storage space.

Bedroom Three with a window to the rear elevation enjoying views over the gardens. Additional opaque window to the side elevation.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, walk in wet room style shower, wash hand basin and WC. Extensive tiling to the walls and floor. Built in storage cupboard. Window to the front elevation. Chrome finish heated towel rail.

Externally, there is a gravelled Driveway providing ample off road Parking.

The Garden to the rear is a particular feature, with a paved patio area adjacent to the back of the house, accessed via the doors from the Breakfast Kitchen and Garden Room. Beyond, the Garden is laid to lawned with stocked borders and enclosed within timber fencing.

Detached timber shed.

An excellent family home with good garden, in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1336 Sq. Feet  
= 123.85 Sq. Metres

