



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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16 Woodlands Parkway Timperley, Altrincham, WA15 7QU



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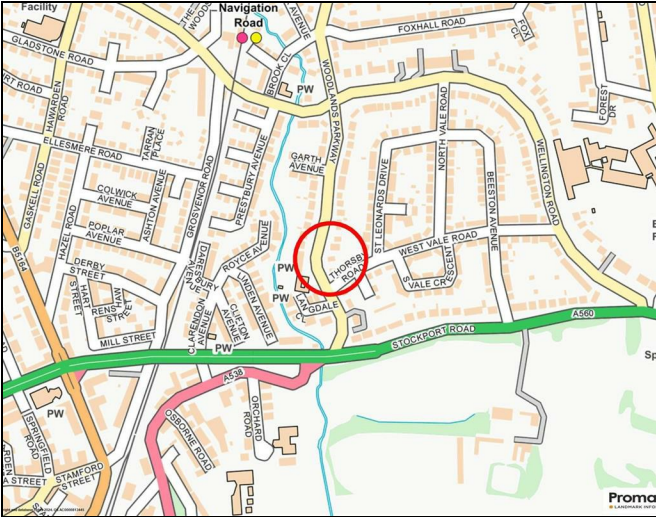
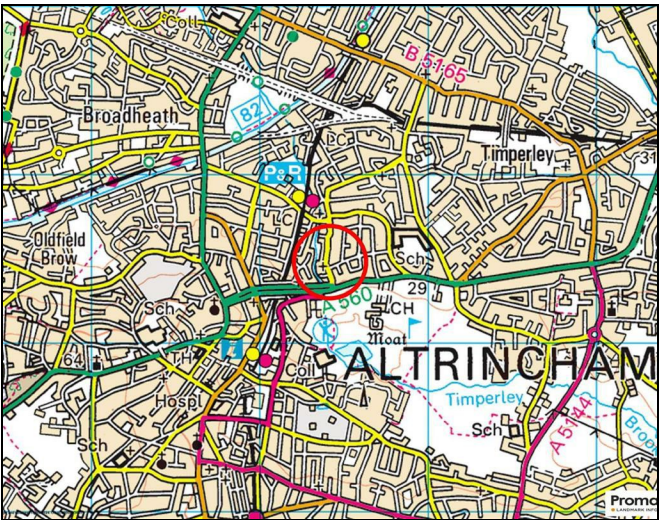
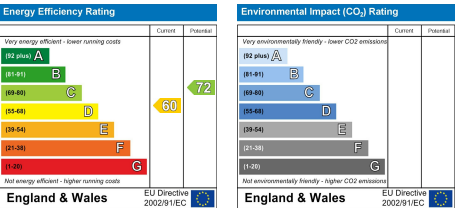


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED EXTENDED AND REMODELLED DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS, METROLINK STATIONS AND ALTRINCHAM AND TIMPERLEY CENTRES. 2548 SQFT.

Enclosed Porch. Hall. WC. Lounge. Family Room. Dining Kitchen. Utility. Second WC. Home Office. Five Bedrooms. Three Bath/Shower Rooms. Driveway. Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 beautifully appointed, remodelled and extended Detached family home located in this popular neighbourhood within walking distance of excellent schools and the Metrolink at Navigation Road, in addition to Timperley Village and Altrincham Town Centre with the popular Market Quarter.

The beautifully presented property is arranged over Three Floors with the versatile accommodation extending to some 2548 square feet providing an Enclosed Porch, Entrance Hall, WC, Lounge, Family Room and Dining Kitchen, in addition to a Utility Room, Second WC and Home Office to the Ground Floor served by Five Bedrooms and Three Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Driveway providing excellent off road Parking and a gate leads to a Detached Single Garage. There are Gardens to three sides, enclosed within hedging providing a high degree of privacy.

Comprising:

Enclosed Porch with built in storage cupboards. Stained and leaded glass feature door and windows lead to a spacious Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stained and leaded glass window feature to the side elevation. Decorative radiator cover.

Ground Floor WC fitted with a contemporary white suite and chrome fittings. Wood frame opaque window to the side elevation. Tiling to the sink area.

Lounge with wide wood frame double glazed window to the front elevation.

Family Room with bi-fold doors overlooking and providing access to the gardens to the rear.

Dining Kitchen with bi-fold doors overlooking and providing access to the gardens. Ample space for a dining table and chairs. Two additional double glazed wood frame windows to the side elevation. Decorative radiator cover.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff appliances include an oven, combination microwave oven, warming drawer and four ring hob. Bosch dishwasher and fridge.

Home Office with wood frame double glazed window to the front elevation.

Utility Room with an extensive range of built in units providing excellent storage. Inset into the worktop is a one and a half bowl sink unit with mixer tap over and tiled splashback. Space for a washing machine and freezer. Wood frame double glazed window to the rear elevation.

Second Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin and WC.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. A staircase rises to the Second Floor Landing.

Principal Bedroom One with double glazed wood frame window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage and WC. Tiling to the sink and shower areas. Tiled floor. Extractor fan. Underfloor heating.

Bedroom Two with double glazed wood frame window to the front elevation. Built in wardrobes providing excellent hanging and storage space.

Bedroom Three with double glazed wood frame window to the front elevation.

Bedroom Four is currently utilised as a Dressing Room with double glazed wood frame window to the rear elevation. There are built in floor to ceiling wardrobes providing excellent hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a freestanding double ended bath, separate enclosed shower cubicle with dual attachments and glazed door, wash hand basin with built in storage below and WC. Tiling to the bath, shower and sink areas. Tiled floor. Opaque wood frame double glazed window to the side elevation. Extractor fan. Underfloor heating.

To the Second Floor Landing there is access to Bedroom Five. Double glazed wood frame window to the side elevation.

Bedroom Five, located under the eaves of the property, with attractive sloping ceiling and two inset Velux windows. Additional opaque uPVC frame window to the rear elevation. Built in bedframe, shelving and cupboards.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the sink and shower areas. Tiled floor.

Externally, a Driveway provides excellent off road Parking, enclosed within hedging. A gate leads to a Detached Single Garage.

A gate provides access to the front Garden with paved patio area adjacent to the front of the house, accessed via the door from the Utility Room. Beyond, the Garden is laid to lawn with stocked border and enclosed within hedging.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Kitchen and Family Room. Beyond, the Garden is laid to AstroTurf with gravelled and stocked borders, enclosed within timber fencing.

AGENTS NOTE:

The property benefits from planning permission for a full length ground floor side extension.

Alternatively, the current vendors have had plans created relating to a reconfiguration of the downstairs layout to create a more open plan living space, as an alternative to extending the property.

More details are available on request.

- Freehold
- Council Tax Band F

