



*** A TRADITIONAL SEMI-DETACHED HOME THAT HAS BEEN RECENTLY EXTENDED MAKING THIS THE PERFECT FAMILY HOME! *** This SPACIOUS FOUR bedroom home benefits from a large dormer loft conversion providing an exceptional feature master bedroom with ensuite, three further great sized bedrooms, one currently used as a home office and a family bathroom. The ground floor benefits from a separate reception room and large open plan kitchen/diner/family room PLUS an integral garage, utility room and downstairs W.C. There is off road parking for multiple cars and a private sunny rear garden. Located in the highly desirable Timperley Village, the property is situated next to Larkhill as well as excellent transport and network links and excellent schooling. If you are looking for a large family home that you can pick your bags up and move in, I think you may have found it. Contact the office for more information to arrange your viewing today!



Entrance Porch

Upvc door to the front with double glazed window to the side. Wooden internal door into the hallway with windows to the side.

Entrance Hallway

Laminate flooring, ceiling light point, wall mounted radiator, plug points, understairs storage and carpeted stairs to the first floor.

Lounge 14' 9" x 12' 3" (4.488m x 3.73m)

Carpeted flooring, large double glazed window to the front, ceiling light point, wall mounted radiator, plug points, television point and wall mounted electric fire.

Kitchen/Diner 19' 0" x 17' 9" (5.79m x 5.42m)

A fitted open plan dining kitchen providing an excellent family room. Laminate flooring, ceiling light points, wall lights, wall mounted radiator, double glazed window to the rear, plug points and television points. Shaker style fitted kitchen with a range of wall and base unit cupboards with contrasting roll top worksurfaces. Complete with two under counter fridges, under counter freezer and electric induction hob with extractor hood above, integrated electric oven and sink with drainer and mixer tap. Access into the utility room, downstairs bathroom and garage.

Utility room 8' 4" x 3' 3" (2.53m x 1.00m)

Laminate flooring, ceiling light points, plug points and space for a washing machine.

Downstairs bathroom 8' 4" x 6' 7" (2.53m x 2.00m)

Three piece bathroom comprising of a pedestal W.C, handwash basin and shower cubicle. Laminate flooring, tiled walls, ceiling light point and double glazed window.

Conservatory 11' 6" x 7' 11" (3.51m x 2.42m)

Double glazed conservatory overlooking the rear garden with French doors to the back and a single door to the side. Laminate flooring, wall lights and plug points.

First Floor Landing

Carpeted stairs and landing, access to all first floor rooms and stairs to second floor.

Family Bathroom 8' 7" x 8' 2" (2.61m x 2.50m)

Fully fitted family bathroom with a panelled bath with shower over and tiled wall, wash hand basin, low level W.C, two double glazed windows to the rear, tiled flooring and wall mounted towel radiator.

Bedroom 1 12' 10" x 10' 5" (3.92m x 3.18m)

Original wooden flooring, large double glazed window to the front, ceiling light point, plug points and a wall mounted radiator.

Bedroom 2 11' 9" x 10' 5" (3.57m x 3.18m)

Carpeted flooring, large double glazed window to the side, ceiling light point, wall mounted radiator and plug points.

Bedroom 3 8' 2" x 7' 3" (2.5m x 2.2m)

Carpeted flooring, double glazed window to the front, ceiling light point, plug points and ceiling light point.

Master bedroom 18' 7" x 14' 4" (5.665m x 4.367m)

Carpeted flooring, two ceiling light points, double glazed window to the rear, Velux window to the front, two wall mounted radiators, plug points and eaves storage.

En-suite 7' 8" x 6' 6" (2.341m x 1.987m)

Three piece bathroom with large walk in shower, pedestal W.C and handwash basin with vanity. Tiled walls and floor, ceiling spot lights, chrome wall mounted towel radiator and double glazed window to the rear.

Externally

To the front there is a large paved driveway suitable for off road parking for three cars and a raised garden bed with sleepers and low maintenance shrubs, bushes and a blossom tree. To the rear there is a large and private rear sun drenched garden with a paved patio, lawns and raised garden beds.

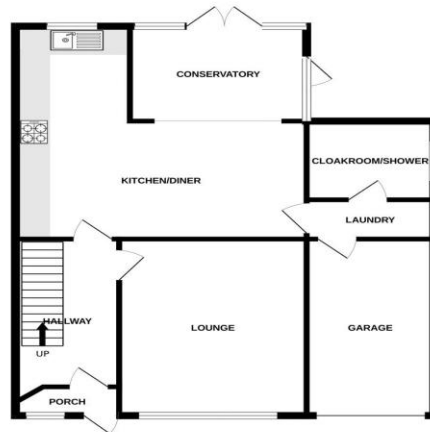
Garage

Attached garage, up and over door, courtesy door to laundry room, power and lighting.

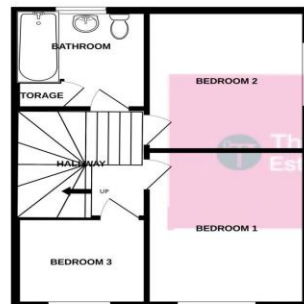




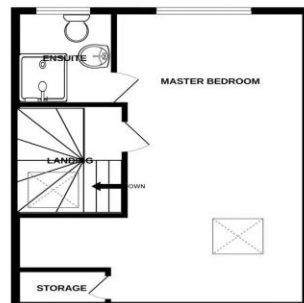
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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