



**\*\*\*\* SPACIOUS SEMI DETACHED HOME LOCATED IN A POPULAR PART OF TIMPERLEY\*\*\***

This lovely home benefits from three well proportioned bedrooms, a separate lounge, open plan kitchen and dining area, modern family bathroom, large garage with power and lighting, a sizeable sun drenched rear garden and off road parking. A perfect home for a first time buyer, family or someone looking to downsize. Withing walking distance to Timperley Village and positioned close to excellent schooling, well kept parks and fantastic network links such as the Metrolink, bus routes, M60 and M56. The short walk to Timperley Metrolink opens easy access to Altrincham or Manchester and there are also trains to Stockport and Chester.



**Entrance Hallway**

Wooden door to the front, wooden style flooring, double glazed window to the side, ceiling light point, wall mounted radiator and carpeted stairs to the first floor.

**Lounge 14' 9" x 11' 3" (4.484m x 3.437m)**

Carpeted flooring, ceiling light point, wall light, television point double glazed window to the front and wall mounted radiator.

**Kitchen/diner 21' 5" x 10' 1" (6.527m x 3.061m)**

A range of wall and base fitted units with marble work tops and matching up stands. Ceiling spotlights, double glazed window to the rear, sunken sink with mixer tap, tiled flooring and plug points. Space for cooker, washing machine and fridge freezer. Door into the garage. Dining area - Tiled flooring, double glazed patio doors onto the rear garden, ceiling spotlights, plug points and television point.

**First Floor Landing**

Carpeted stairs and flooring, ceiling spotlight, double glazed window to the side, plug point, storage cupboard and loft hatch access.

**Master bedroom 11' 11" x 11' 4" (3.641m x 3.455m)**

Carpeted flooring, ceiling light point, wall mounted radiator, plug points, double glazed window to the front and storage cupboard.

**Bedroom 2 14' 7" x 8' 1" (4.451m x 2.455m)**

Carpeted flooring, ceiling light point, wall mounted radiator, plug points, double glazed window to the rear and storage cupboard.

**Bedroom 3 9' 3" x 7' 11" (2.807m x 2.423m)**

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

**Family Bathroom 6' 6" x 5' 7" (1.972m x 1.690m)**

Three piece bathroom comprising of a bath with shower over, handwash basin and pedestal W.C. Vinyl flooring, ceiling light point, double glazed window to the rear and vertical wall mounted radiator.

**Garage 17' 10" x 12' 7" (5.427m x 3.827m)**

Garage door to the front, window and door to the side, plug points and lighting.

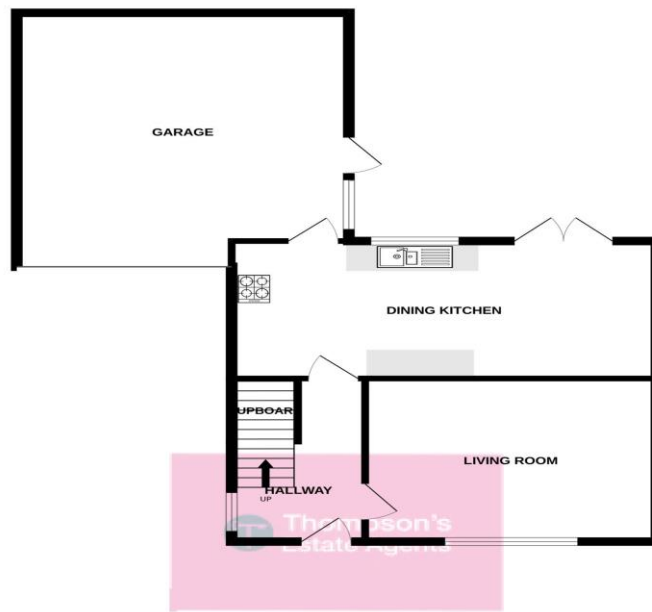
**Externally**

To the front of the property there is a low maintenance garden, with a lawn, hedge row, shrubs and bushes, a paved driveway for off road parking for two cars and access to the garage. To the rear there is a spacious rear garden with a large lawn, patio area and mature shrubs and bushes.

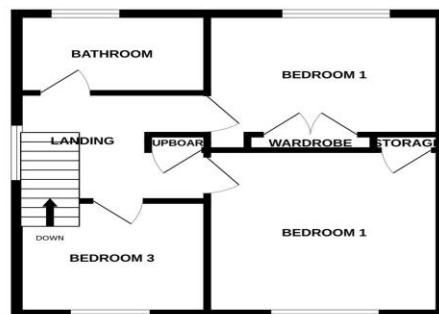




GROUND FLOOR



1ST 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.  
Made with MetroPix ©2024

