



Thompson's
Estate Agents

Hempcroft Road
Timperley WA15 7JN

Offers in Excess of
£370,000



**** MODERN, THREE BEDROOM FAMILY HOME SAT ON A SUBSTANTIAL CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR WITH A HUGE DRIVEWAY WITH 'ON OFF ' ACCESS VIA TWO SETS OF DOUBLE GATES **** If you are looking for a three bedroom family home with plenty of space, then your search is over!!! The property benefits from an extended porch to the front providing a downstairs W.C and large cloak area leading into a spacious hallway. There is a modern fitted kitchen and a spacious open plan lounge and dining area ideal for spending time as a family or entertaining. To the first floor there are three well proportioned bedrooms and a large family bathroom. The loft has been carefully and cleverly converted into a useable home office space with a fixed staircase, seating and a bespoke drop down desk with storage. This family home is IDEAL for a young family or couple who are looking for a home with ample space inside and out. If this property looks like it might be your next home contact us today to secure your viewing!!!



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Entrance porch/cloak and hallway

Extended to the front with a composite door and glass side panels, herringbone flooring, recessed door ffoot mat, wall mounted double column radiator and ceiling spotlights. Hallway - Ceiling light point, wall mounted radiator, herringbone flooring, plug point and open understairs storage. Stairs to the first flooring with carpeted stair runner.

Downstairs W.C

Designed and cleverly disguised behind a slatted wall and door with door with Herringbone flooring, double glazed window to the side, ceiling light point, wall mounted vertical radiator, pedestal W.C and handwash basin with vanity unit and tiled splash back.

Lounge/Diner

A spacious and open plan living and dining area full of natural light and space. Double glazed window to the front, double glazed patio doors to the rear, LVT flooring, two ceiling light points, two wall mounted radiators, plug points and television points.

Kitchen

A white gloss 'J' handle kitchen with a range of fitted wall and base unit cupboards with contrasting wooden worktops and tiled splash backs. Double glazed window to the rear, double glazed door to the side, LVT flooring, sink with mixer tap, breakfast bar, ceiling light point, wall mounted radiator and plug points. Space for cooker, washing machine and fridge freezer.

First Floor Landing

Carpeted landing, double glazed window to the side, plug point and access to all rooms.

Master bedroom

LVT flooring, double glazed window to the front, ceiling light point, two wall lights, wall mounted radiator, plug points and television point.

Bedroom Two

Laminate flooring, double glazed window to the rear, ceiling light point, plug points, television point and built in desk area.

Bedroom three

Laminate flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points, television point and bespoke desk and storage area.

Family Bathroom

A spacious and modern white three piece bathroom with black hardware. Pedestal W.C, handwash basin with wooden vanity, and bath with shower over. Tiled flooring, tiled walls, two double glazed windows, ceiling light point and wall mounted towel radiator.

Loft/home office

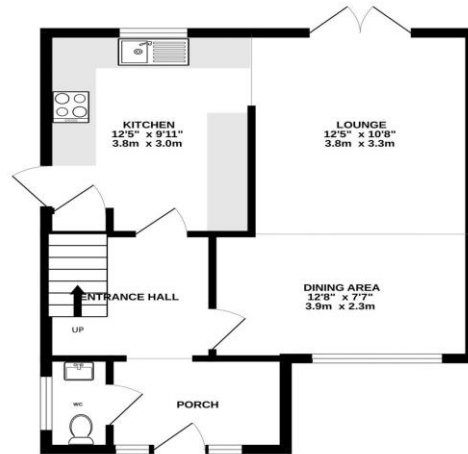
This additional space has been well thought of to provide the ultimate working from home environment. Designed and constructed from chipboard with a bespoke working area with drop down desk with power and built in storage. Additionally there is seating and more space for further storage. Velux window, lighting and power and a wooden stair case with recessed lights into each step.

Externally

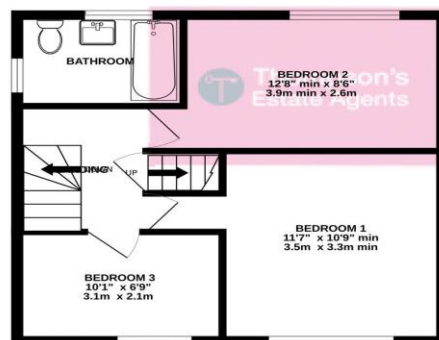
The generous corner plot provides ample outdoor space and gardens to the front, side and rear with a large driveway sat behind two sets of double wooden gates for 'on off' access. The front of the property is sat behind mature hedges and is accessed via a wooden gate and a paved path with artificial grass either side leading to the front door. To the side there is a large garden sat behind a slatted wooden fence with gate access from the front with artificial grass, a decked area with wooden seating and wooden shed. The rear garden benefits from a decked dining area and a further artificial grassed area.



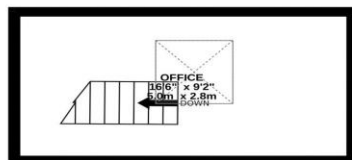
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

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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