



\*\*\*\* Traditional, three bedroom semi detached family home extended to the side and rear providing the optimum open living space ideal for families or for entertaining \*\*\*\* With three well proportioned bedrooms - with the third bedroom being extended, two reception rooms, a downstairs W.C, four piece family bathroom, open plan fully fitted modern kitchen with built in appliances and a walk in utility room and pantry. To the front there is a driveway for off road parking and to the rear there is a huge sun drenched garden with mature borders, a large raised decked area, patio and decked sitting area with pagoda. The property is gas central heated and double glazed throughout. Located within a highly desirable part of Timperley, popular with families or all ages and young professionals and with just a short walk to Timperley Village, The Willows Primary School and Wellington Road Secondary school! PLUS within easy access to Altrincham Town Centre, local bus stops and excellent network links. Viewings are highly recommended and can be booked by contacting the office.





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**Perry Road**  
Timperley WA15 7SX

### **Entrance Porch**

Wooden door to the front, glass side panels either side to the door and tiled flooring. Wooden internal front door with side window and transom window above.

### **Hallway**

Laminate flooring, wall light, wall mounted radiator and carpeted stairs to the first floor.

### **Lounge 12' 3" x 11' 2" (3.726m x 3.410m)**

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

### **Lounge two 22' 1" x 11' 3" (6.728m x 3.417m)**

Laminate flooring, ceiling spot lights, two wall lights, television point, plug points and multi fuel stove with tiled hearth and wooden mantel.

### **Kitchen 18' 4" x 7' 11" (5.584m x 2.406m)**

A fully fitted dark grey shaker style kitchen with a range of wall and base unit cupboards with contrasting worktops and upstands, tiled splash back and matching island with storage. Laminate flooring, ceiling spot lights, two electric Velux windows with built in blinds, plug points, wall mounted radiator and two double glazed patio doors onto the rear garden. Integrated full size fridge and full size freezer, Bosch dishwasher, Zanussi five ring gas hob with over head extractor, integrated electric grill and oven and Blank sink with drainer and mixer tap.

### **Walk in utility & pantry 11' 1" x 3' 4" (3.375m x 1.004m)**

Laminate flooring, double glazed window to the front, ceiling sensor lighting, plug points, space for a washing machine and combi boiler which is 7 years old. Built in floor to ceiling shelving.

### **First Floor Landing**

Carpeted stairs and landing, ceiling light point, plug point and double glazed window to the side.

### **Bedroom One 12' 7" x 9' 5" (3.833m x 2.859m)**

Double glazed window to the front, ceiling light point, carpeted flooring, wall mounted radiator and plug points. Loft hatch access - drop down loft ladder and part boarded.

### **Bedroom Two 12' 8" x 10' 7" (3.851m x 3.231m)**

Double glazed window to the rear, ceiling light point, carpeted flooring, wall mounted radiator, plug points and floor to ceiling fitted wardrobes with sliding doors and a range of storage solutions such as rails and shelving.

### **Bedroom Three 7' 7" x 6' 11" (2.311m x 2.112m)**

Extended to provide a large third bedroom. Double glazed window to the front, ceiling light point, carpeted flooring, wall mounted radiator and plug points.

### **Family Bathroom 8' 4" x 6' 1" (2.540m x 1.865m)**

Fitted with a modern four piece bathroom with shower cubicle, bath, pedestal W.C and vanity handwash basin. Vinyl flooring, ceiling spot lights, double glazed window to the rear and wall mounted towel radiator.

### **Externally**

To the front there is paved driveway to the front suitable for off road parking. Gated access to the rear. To the rear there is a substantial garden with a large decked area, lawn with mature flower beds, paved patio area, shed for storage and further sitting area.





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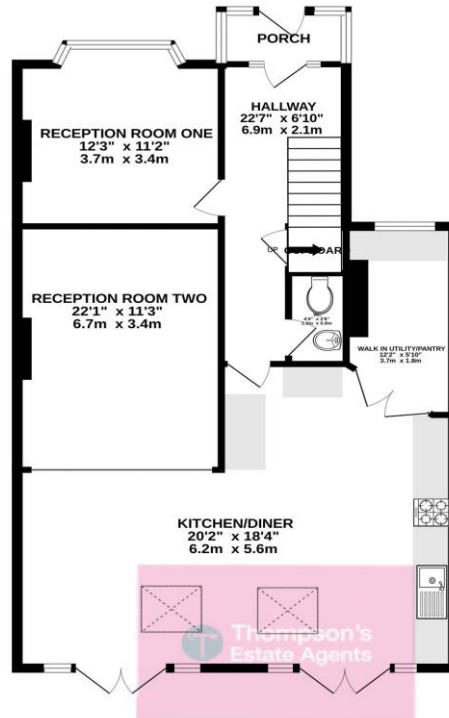
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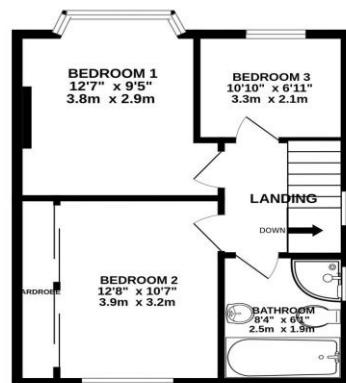
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GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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