



**** SPACIOUS THREE BEDROOM LINK DETACHED HOME POSITIONED ON A GENEROUS PLOT ****

This IMMACULATE, WELL-PRESENTED, and much loved home is ready for its next family! The current owners, who are only the second owners of this home, have lovingly looked after and carefully maintained the property over the years. As a sizeable detached home with considerable potential and plenty to offer, it presents an excellent opportunity for the next buyers to add their own stamp and make it their own! Benefitting from a welcomingly large entrance hallway, generous lounge area, separate dining room, natural light-filled kitchen, three good-sized bedrooms, walk-in airing cupboard, separate W.C, separate bathroom, brick-built garage, long driveway that runs alongside a charming front garden, and iron-gated side path leading to a huge garden at the rear. This home is ideal for buyers who are looking for an expansive space in a popular residential area of Timperley, close to excellent schooling and accessible transport links. Viewings are by appointment only and can be arranged by contacting the office.



Entrance Hallway

Wooden door with glass side panels either side, carpeted flooring, carpeted stairs to the first floor, double-glazed window to the side, wall-mounted radiator, telephone point, plug point, understairs storage and access to both the lounge and kitchen.

Lounge

Carpeted flooring, single-glazed diamond leaded bay window to the front, two small single-glazed diamond leaded windows to the side, dimmable ceiling light point, television point, plug points, wall-mounted radiator, gas fire with surround, and sliding translucent glass doors into the dining room.

Dining Room

Carpeted flooring, dimmable ceiling light point, two wall-mounted radiators, plug points, double-glazed windows either side of double-glazed doors that connect to the garden at the rear, small diamond leaded window to the side, and opaque sliding door into the kitchen.

Kitchen

Fitted with a range of wall and base unit cupboards with roll top work surfaces and tiled splash backs. Space for cooker, fridge freezer and washing machine. Tiled flooring, ceiling light point, plug points, double-glazed window, and upvc door to the rear.

First Floor Landing

Carpeted stairs and landing, double-glazed window to the side, and access to all first floor rooms.

Bedroom One

Carpeted flooring, single-glazed diamond leaded bay window to the front, wall-mounted radiator, ceiling light point, two wall lights, plug points, fitted headboard and bedside tables, and fitted floor-to-ceiling wardrobes.

Bedroom Two

Carpeted flooring, double-glazed window to the rear, wall-mounted radiator, ceiling light point, plug points, fitted wardrobes, chest of drawers and dressing table.

Bedroom Three

Carpeted flooring, single-glazed diamond leaded window to the front, ceiling light point, wall-mounted radiator, plug points, and fitted wardrobe.

W.C

Carpeted flooring, ceiling spot light, double-glazed window to the rear, tiled walls, and W.C.

Bathroom

Carpeted flooring, ceiling spotlights, double-glazed window to the rear, tiled walls, hand wash basin, bathroom cabinet, bath, and shower head.

Airing cupboard

Carpeted flooring, shelving, wall light and combi boiler.

Garage

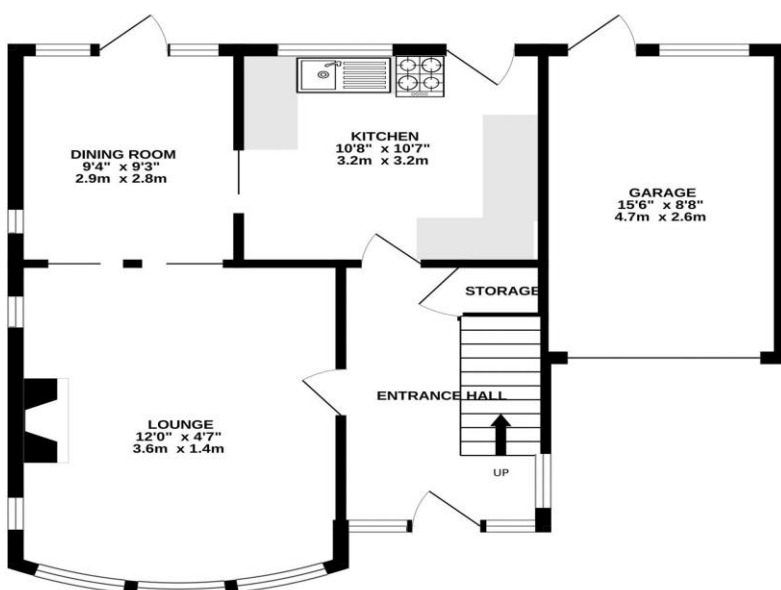
Up and over door to the front, double-glazed window, and wooden door to the rear.

Externally

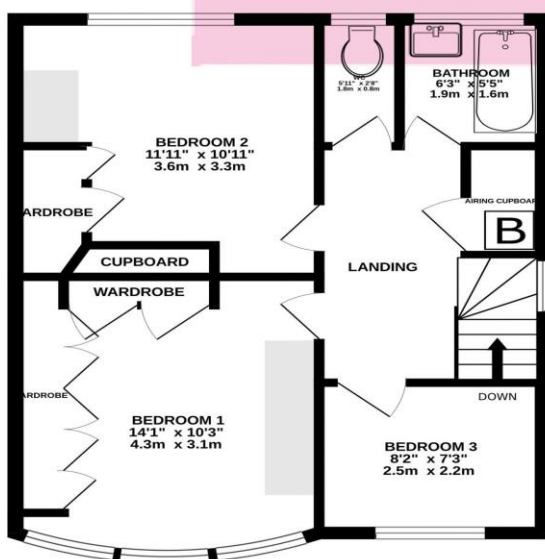
The front of the property boasts a sizeable driveway and a front garden that sits behind a low-level brick wall with iron railings. The front garden is tiered; at the lowest point sits a pond surrounded by decorative paving, flower beds, and concrete steps between a low-lying brick wall that leads up to a mature garden with shrubs, flowers, and bushes. Brick archway with iron gate connecting to a side path that opens up to the rear garden. A huge well-maintained plot, the lush rear garden features a sweeping lawned area flanked by a block-paved path on one side and mature flower beds filled with thriving shrubs and bushes on the other. At the far rear sits a raised brick pond that can be accessed via concrete steps and connects to a spacious paved patio area.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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