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INDEPENDENT ESTATE AGENTS
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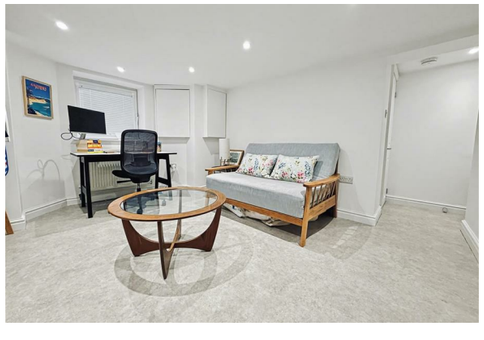

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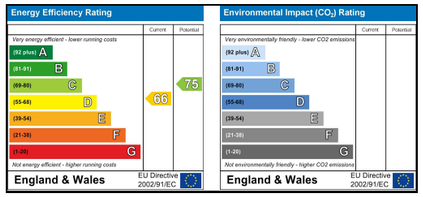
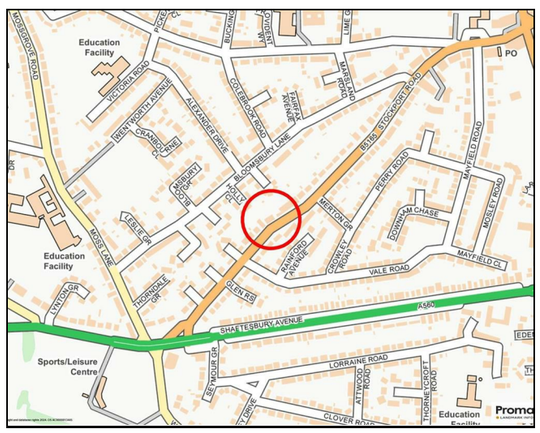
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)





overview

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS BAY FRONTED PERIOD TERRACE PROPERTY, WITH A DELIGHTFUL LARGER THAN AVERAGE REAR GARDEN ENJOYING, IDEALLY LOCATED WITHIN WALKING DISTANCE OF TIMPERLEY VILLAGE, LOCAL SHOPS AND EXCELLENT SCHOOLS. 1,579 SQ FT

Porch. Hall. Living and Dining Room. Kitchen. Home Office/Family Room/Fourth Bedroom. Utility. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Delightful Garden.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautifully presented and deceptively spacious, bay fronted Period Terraced property in a popular location within walking distance of Timperley Village, shops and excellent local schools.

The property is arranged over Four Floors extending to some 1579 sq ft comprising of a Hall, Living and Dining Room and Kitchen to the Ground Floor and Three Bedrooms and Two Bathrooms to the Two Upper Floors.

To the Lower Ground Floor are the Converted Cellars which provide a versatile space and would be ideal for use a Fourth Bedroom, currently designed as a Home Office/Family Room with a separate Utility Area.

Externally, there is a Driveway providing off road Parking and to the rear a delightful, larger than average for this size house, sunny aspect Garden.

Comprising:

Recessed Porch. Hall with staircase rising to the Upper Floors. A door provides access to the ground floor accommodation. Stripped and stained floorboards. Coved ceiling.

Living Area with angled bay and sash windows to the front elevation. Attractive open fire with granite hearth and wood surround to the chimney breast. Built in shelving. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Panelled and glazed double doors open onto the Dining Area with sash window overlooking the Gardens. Built in cupboard. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring hob and extractor fan over, fridge and dishwasher. UPVC windows to the side and rear elevations enjoying views over the Gardens and a door provides access to the same.

To the Lower Ground Floor are the Converted Cellars which provide a versatile space, currently used as a Home Office/Family Room and Utility Area with WC and Store. This flexible area could also serve as a Fourth Bedroom.

Home Office/Play Room with window to the front elevation.

Utility Area with space and plumbing for a washer machine and dryer. WC with white suite and chrome fittings.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A spindle balustrade staircase continues to the Second Floor.

Bedroom One is a superbly proportioned Double Bedroom with sash window to the front elevation. Built in wardrobes into the chimney breast recesses. Dado rail surround. Coved ceiling.

Bedroom Two is another double Bedroom with sash window to the rear elevation enjoying views over the Gardens. Dado rail surround. Coved ceiling.

The Bedrooms are served by a spacious Family Bathroom fitted with a white suite and chrome fittings, comprising of a stand alone double ended bath with shower attachment, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Panelled wall feature. Sash window to the rear elevation. Chrome finish halogen lighting.

To the Second Floor Landing there is a UPVC window to the rear elevation.

A door leads to Principal Bedroom Three with window enjoying far reaching views. Access to roof void storage.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, comprising of an enclosed shower cubicle with folding glazed door, wash hand basin and WC. Extensive tiling to the walls and floor. Chrome finish halogen lighting.

Externally, the property is approached via a paved Driveway.

To the rear there is a Courtyard, adjacent to the back of the property, accessed via the door from the Kitchen opening on to a patio area with stocked border. Beyond the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees. To the rear there is a further paved patio area and timber shed.

The Garden is enclosed within timber fencing and enjoys a sunny aspect.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1579 Sq. Feet
(Including Roof Void Storage) = 146.6 Sq. Metres

Approx Gross Floor Area = 1545 Sq. Feet
(Excluding Roof Void Storage) = 143.5 Sq. Metres