IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

3 BYRONS DRIVE | TIMPERLEY

£686,000

A beautiful detached family home in a sought after gated development in an ideal location with Wellington School on the doorstep and within easy reach of Timperley village centre and Navigation Road Metrolink station providing a commuter service into Manchester. The accommodation briefly comprises entrance hallway with double doors leading onto the open plan sitting/dining room which in turn has sliding doors leading onto the rear conservatory with rear gardens beyond. Positioned towards the rear of the property is a breakfast kitchen with door to the side and the ground floor accommodation is completed by the cloakroom/WC and the integral garage with utility area. To the first floor the principal bedroom has an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom/WC. Externally remote gates lead into the development and the drive provides off road parking and access to the integral garage. To the rear the gardens incorporate two patio seating areas with delightful lawns between all benefitting from a high degree of privacy. Viewing is highly recommended to appreciate the property and the position.

POSTCODE: WA15 6JF

DESCRIPTION

This detached family home is superbly presented and proportioned throughout and is ideally located within the catchment area of highly regarded primary and secondary schools in particular The Willows Primary School and with Wellington School on the doorstep. Timperley village centre is also in close proximity as is Navigation Road Metrolink station and Altrincham town centre with its more comprehensive range of shops and restaurants.

Approached via secure remote controlled gates this is an exclusive development of detached family homes. The accommodation is approached via a large welcoming entrance hall which provides access onto the cloakroom/WC and also the integral garage. Double doors from the entrance hall lead onto the open plan sitting/dining room with a focal point of a living flame gas fire to the living area and with sliding double glazed doors from the dining area into the rear conservatory. From the conservatory double doors lead onto the attractive rear gardens. The kitchen is fitted with a comprehensive range of light wood units and quality integrated appliances. From the kitchen there are views over the attractive rear gardens and also a door providing access to the side. The integral garage is accessed via the entrance hallway and has a utility area.

To the first floor the principal bedroom benefits from fitted wardrobes and an adjacent en-suite shower room/WC. There are three further excellent bedrooms, two of which also have fitted wardrobes. These are serviced by the family bathroom/WC, fitted with a white suite with chrome fittings.

Externally the development is approached via remote gates. There is parking within the driveway which has adjacent lawned gardens with well stocked flowerbeds and gated access towards the rear. To the rear and accessed via the conservatory and the kitchen there is a patio seating area with delightful lawned gardens beyond, providing access to a further seating area. There are well stocked flowerbeds surrounding the gardens which also incorporate a water feature.

To conclude a fine family home that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Composite front door. Ceiling cornice. Radiator. Stairs to first floor. Double glass panelled doors to:

SITTING/DINING ROOM
26'11" x 11'0" (8.20m x 3.35m)
A superb open plan space comprising:

SITTING ROOM
With a focal point of a living flame gas fire with marble effect insert and lead effect hearth. Lead effect PVCu double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Telephone point. Opening to:

DINING AREA
Ample space for dining suite. Ceiling cornice. Radiator. Sliding double glazed door to:

CONSERVATORY
11'7" x 10'0" (3.53m x 3.05m)
Double doors to the rear garden. Tiled floor. Radiator.

BREAKFAST KITCHEN
14'11" x 8'7" (4.55m x 2.62m)
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated Neff oven/grill plus Bosch four ring gas hob with extractor hood over. Two PVCu double glazed windows overlooking the rear garden. Door to the side. Tiled splashback. Radiator. Space for table and chairs. Tiled floor. Space for fridge freezer.

CLOAKROOM
With WC and wash hand basin. Tiled splashback. Radiator. Opaque PVCu double glazed window to the front.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Ceiling cornice. Airing cupboard housing hot water cylinder.

BEDROOM 1
13'8" x 11'3" (4.17m x 3.43m)
With two lead effect PVCu double glazed windows to the front. Fitted wardrobes. Radiator. Television aerial point.

EN-SUITE
8'5" x 4'7" (2.57m x 1.40m)
With a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Half tiled walls. Recessed low voltage lighting. Extractor fan.

BEDROOM 2
11'3" x 10'2" (3.43m x 3.10m)
Lead effect PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 3
12'1" x 8'7" (3.68m x 2.62m)
PVCu double glazed window to the rear. Radiator. Fitted wardrobes. Loft access hatch.

BEDROOM 4
12'0" x 8'7" (3.66m x 2.62m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
8'5" x 5'7" (2.57m x 1.70m)
Fitted with modern white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Heated towel rail. Half tiled walls. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

OUTSIDE

INTEGRAL GARAGE
21'6" x 8'11" (6.55m x 2.72m)
With up and over door to the front. Light and power. Utility area with work surface incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Wall mounted Worcester condensing gas central heating boiler.

The development is approached via remote wrought iron gates and the driveway to the front provides off road parking and access to the integral garage. The driveway benefits from adjacent lawned gardens with well stocked flowerbeds and there is an external water feed. Gated access to the side.

To the rear there are two patio seating areas with delightful lawns between all with well stocked flowerbed and incorporating a water feature.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "F"

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

SERVICE CHARGE
There is an existing management company of which each property is shareholder and the management charge is currently £20.00 per calendar month.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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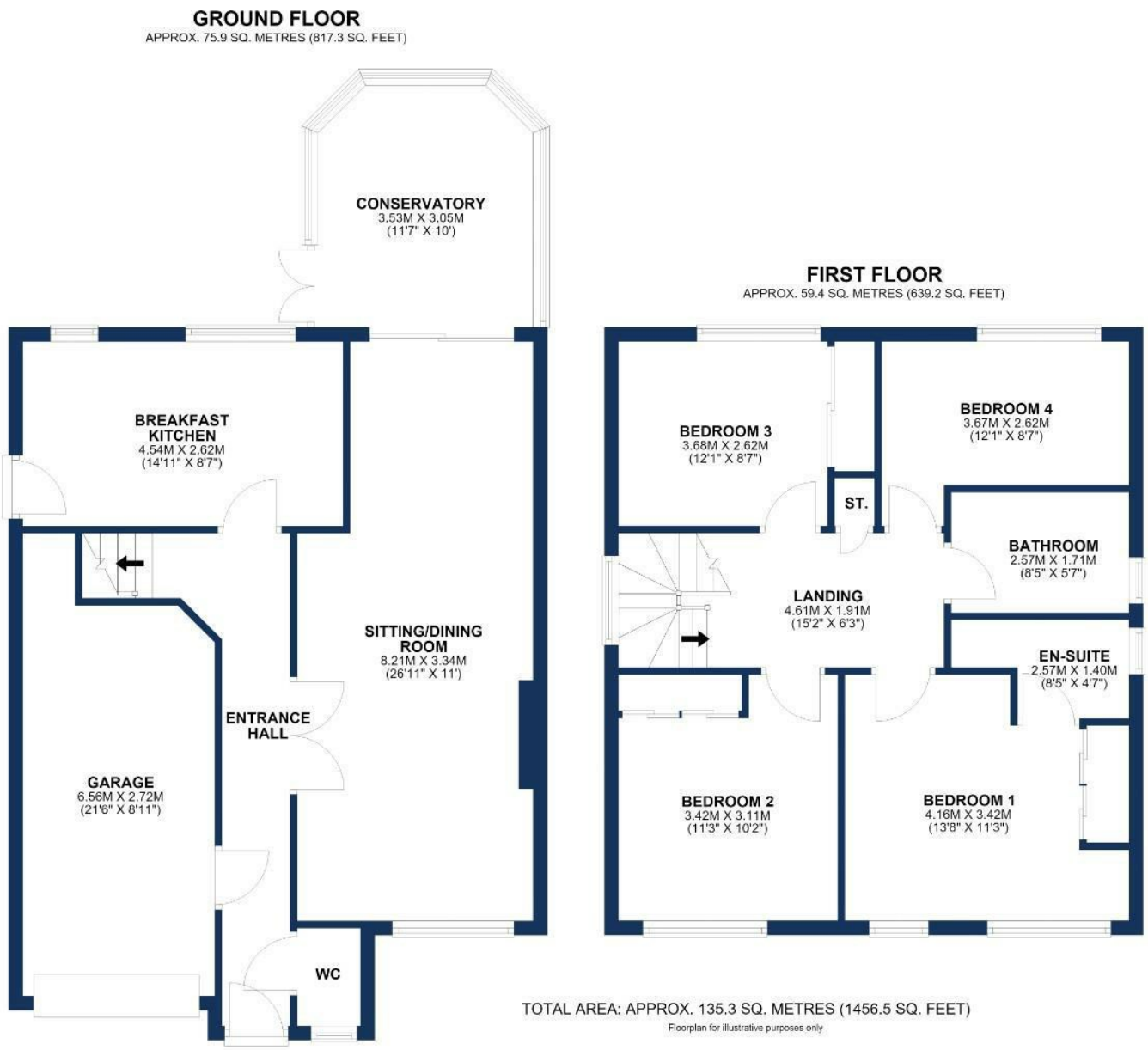

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