

## 4 THE OLD ORCHARD | TIMPERLEY

OFFERS OVER £825,000

An immaculate detached family home nestled towards the head of this quiet cul de sac yet ideally positioned within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises welcoming entrance hall with cloakroom/WC, bay fronted sitting room, impressive open plan living dining kitchen with a range of quality integrated appliances and breakfast bar and with doors leading onto a covered rear decked seating area with attractive lawns beyond, separate utility room and home office towards the front, principal bedroom with en-suite plus three further well proportioned bedrooms serviced by the family bathroom/WC. Off road parking within the driveway to the front whilst to the rear the covered decked seating area has delightful lawned gardens beyond all benefiting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the deceptively spacious accommodation.

POSTCODE: WA15 6EZ

## DESCRIPTION

This detached family home is nestled towards the head of this quiet cul de sac and offers deceptively spacious accommodation presented to a high standard and needs to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall which provides storage within the under stairs cupboard and also access to the cloakroom/WC. Towards the front of the property is a bay fronted sitting room with feature fireplace whilst to the rear is an impressive open plan living dining kitchen truly acting as the heart of the home. The kitchen is fitted with a comprehensive range of quality units and integrated appliances and has ample space for living and dining suites and comes complete with breakfast bar. Throughout the open plan space there is under floor heating and in integrated speaker system and doors provide access onto the covered composite decked seating area with delightful lawns beyond all benefitting from a southerly aspect.

The ground floor accommodation is completed by the separate utility room which in turn provides access onto the front office.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property there is ample off road parking within the driveway and there is gated access to either side. To the rear the gardens incorporate a covered composite decked seating area with delightful lawned gardens beyond with raised flower beds and water feature and with fence borders. There are external water and power points to either side and also access to an external store. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and with easy access to Timperley village centre and Timperley Metrolink station. Local shops are available on Woodhouse Lane East, Riddings Road and Heyes Lane.

A fine family home and viewing is highly recommend.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**25'8" x 7'5" (7.82m x 2.26m)**

Composite front door. LVT flooring. Stairs to first floor. Radiator. Under stairs storage cupboard. Window to the side.

#### CLOAKROOM

Fitted with a white suite with chrome fittings comprising WC and vanity wash basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Half tiled walls. Recessed low voltage lighting. Tiled floor.

#### SITTING ROOM

**18'5" x 12'0" (5.61m x 3.66m)**

With lead effect PVCu double glazed picture bay window to the front. Feature fireplace. Television aerial point. Telephone point. Radiator. Ceiling cornice.

#### OPEN PLAN LIVING DINING KITCHEN

**27'8" x 22'4" (8.43m x 6.81m)**

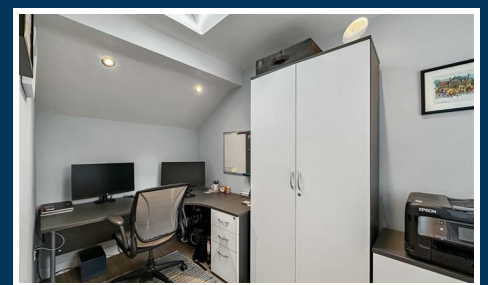
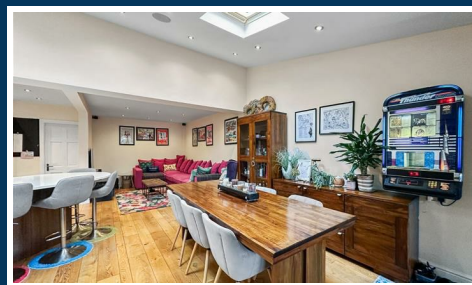
An impressive open plan space with under floor heating throughout plus integrated speaker system and comprising:

#### KITCHEN

Fitted with a comprehensive range of contrasting white and blue units with work surfaces over incorporating a 1 1/2 bowl sink unit with Quooker tap. Integrated Bosch combination oven/grill x 2. Four ring gas hob with stainless steel extractor hood. Integrated fridge freezer and wine cooler. Dishwasher. Recessed low voltage lighting. Natural wood flooring. Breakfast bar.

#### LIVING/DINING AREA

With ample space for living and dining suites. Recessed low voltage lighting. Natural wood flooring. Three Velux windows to the rear. Bi folding doors provide access to the covered composite decked seating area with lawned gardens beyond.



## UTILITY

11'6" x 6'8" (3.51m x 2.03m)

With white high gloss units with work surface over incorporating a sink unit with drainer. Plumbing for washing machine. Space for dryer. Laminate wood flooring. Opaque lead effect PVCu double glazed window to the side. Velux window. Tiled splashback. Wall mounted gas central heating boiler. Recessed low voltage lighting. Under floor heating.

## STUDY

With lead effect double glazed window to the side. Velux window. Laminate flooring. Recessed low voltage lighting. Under floor heating.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Airing cupboard.

### BEDROOM 1

13'0" x 10'8" (3.96m x 3.25m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes and bedside cabinet. Radiator.

### EN-SUITE

With suite comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2

10'2" x 9'9" (3.10m x 2.97m)

With lead effect window to the front. Radiator. Loft access hatch with pull down ladder to partially boarded loft space.

### BEDROOM 3

10'2" x 7'11" (3.10m x 2.41m)

With lead effect double glazed window to the front. Radiator.

### BEDROOM 4

9'11" x 7'3" (3.02m x 2.21m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Chrome heated towel rail. Half tiled walls. Tiled floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the drive provides ample off road parking and there is gated access to either side.

To the rear and accessed via the open plan space there is a covered composite decked seating area with delightful lawned gardens beyond with raised flower beds, water feature and fence borders. There are external water and power points to either side. Access to external store. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "E"

## TENURE

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

## NOTE:

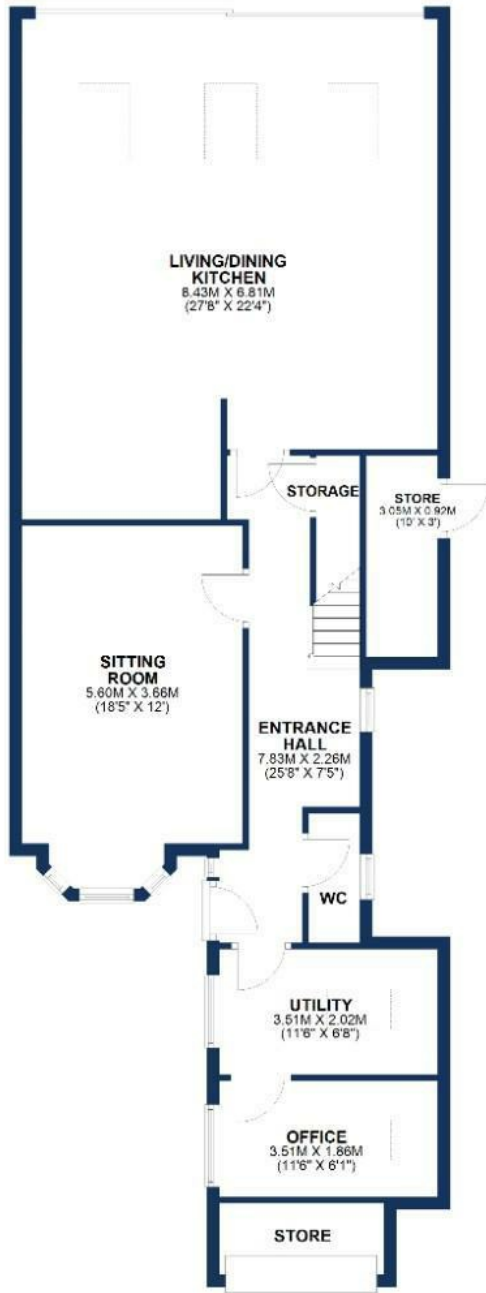
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 107.3 SQ. METRES (1155.1 SQ. FEET)



## FIRST FLOOR

APPROX. 50.5 SQ. METRES (543.6 SQ. FEET)



TOTAL AREA: APPROX. 157.8 SQ. METRES (1698.7 SQ. FEET)

Floorplan for illustrative purposes only



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