



**12 GREEN DRIVE | TIMPERLEY**

**OFFERS OVER £750,000**

A extended semi detached family home in a sought after location within easy reach of Timperley village centre and highly regarded primary and secondary schools including Wellington School and The Willows. The accommodation briefly comprises large welcoming entrance hall with adjacent bay fronted sitting room with a focal point of a living flame gas fire with decorative tiled insert, separate dining/living room to the rear leading onto the rear conservatory which in turn leads onto the rear gardens, fitted dining kitchen with adjacent separate utility room with access to a shower room/WC and also with door to the rear gardens. From the kitchen there is also access to the integral garage. To the first floor there are five excellent bedrooms serviced by the bathroom/WC plus additional shower room/WC. Externally there is ample off road parking within the driveway whilst to the rear is extensive lawned gardens which incorporate a patio seating area all benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the proportions of the accommodation on offer and the plot.

POSTCODE: WA15 6JW

## DESCRIPTION

This traditional semi detached family home has been extended to provide superbly proportioned accommodation all set within an excellent plot and within an ideal location.

The accommodation is approached via the welcoming entrance hall with stairs to one side and access to the bay fronted sitting room which is a superb reception room with a focal point of a living flame gas fire with decorative tiled insert. Positioned towards the rear of the property is a separate dining/living room with sliding doors leading onto the rear conservatory. From the conservatory there are double doors leading onto the attractive and extensive gardens. Also positioned to the rear is a separate dining kitchen fitted with a comprehensive range of units and with space for all appliances and also door to the integral garage. Adjacent to the dining kitchen is a separate utility room with access to the ground floor shower room/WC and also with door to the gardens.

To the first floor the property has been extended to provide five excellent bedrooms the principal benefiting from fitted wardrobes. All the bedrooms are serviced by the bathroom/WC fitted with a white suite with chrome fittings and there is also an additional shower room/WC.

Externally to the front of the property the driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds and mature hedge and fence borders. There is then gated access to the side. To the rear the gardens are a particular feature and incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and with Metrolink stations available at Timperley and Navigation Road. The property also lies within the catchment area of highly regarded primary and secondary schools and conveniently has The Willows Primary School , Forest Prep and Wellington School within close proximity.

In conclusion a superb family home where viewing is essential to appreciate the scope of the accommodation on offer and also the gardens.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Stained glass panelled front door. Picture rail. Stairs to first floor. Laminate flooring. Understairs storage cupboard. Radiator.

#### SITTING ROOM

14'11" x 14'0" (4.55m x 4.27m)

A superb reception room with a focal point of a living flame gas fire with decorative tiled insert and tiled hearth. PVCu double glazed bay window to the front with leaded and stained effect top lights. Ceiling cornice. Picture rail. Laminate wood flooring. Radiator. Television aerial point.

#### DINING/LIVING ROOM

19'0" x 9'4" (5.79m x 2.84m)

Fitted storage and shelving. Laminate flooring. Radiator. Recessed low voltage lighting. Dado rail. Skylight. Sliding doors to:

#### CONSERVATORY

10'1" x 9'3" (3.07m x 2.82m)

With PVCu double glazed doors to the rear garden. Ceiling light and fan.

#### DINING KITCHEN

15'11" x 15'5" (4.85m x 4.70m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a 1 1/2 bowl sink unit. Space for Range oven, dishwasher and fridge. Ample space for dining suite. Tiled splashback. Recessed low voltage lighting. Velux window to the rear. PVCu double glazed window to the rear. Radiator. Door to garage.

#### UTILITY

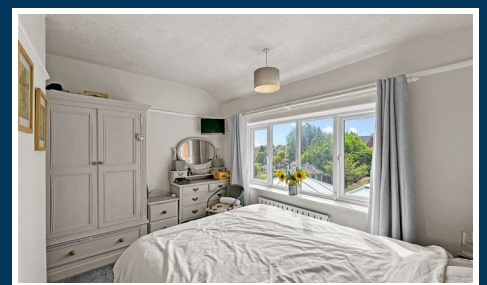
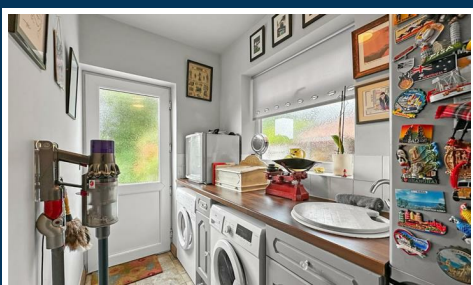
9'2" x 4'9" (2.79m x 1.45m)

With work surface incorporating sink unit. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Opaque PVCu double glazed window to the side. PVCu double glazed door provides access to the rear gardens. Access to:

#### SHOWER ROOM

5'3" x 4'9" (1.60m x 1.45m)

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



## FIRST FLOOR

### LANDING

### BEDROOM 1

14'0" x 11'11" (4.27m x 3.63m)

With PVCu double glazed bay window to the front. Picture rail. Fitted wardrobes. Radiator.

### BEDROOM 2

11'11" x 9'3" (3.63m x 2.82m)

With PVCu double glazed window overlooking the rear garden. Picture rail. Television aerial point.

### BEDROOM 3

11'9" x 8'5" (3.58m x 2.57m)

PVCu double glazed window to the front. Radiator.

### BEDROOM 4

10'10" x 8'5" (3.30m x 2.57m)

PVCu double glazed window overlooking the rear garden. Radiator.

### BEDROOM 5

8'6" x 8'0" (2.59m x 2.44m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

8'0" x 5'10" (2.44m x 1.78m)

Fitted with a white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled walls and floor. Heated towel rail.

### SHOWER ROOM

8'0" x 4'10" (2.44m x 1.47m)

With shower enclosure, pedestal wash hand basin and WC. Radiator. Opaque PVCu double glazed window to the side. Tiled splashback.

### OUTSIDE

#### GARAGE

16'8" x 8'8" (5.08m x 2.64m)

With up and over door to the front. Opaque double glazed window to the side. Wall mounted Worcester combination gas central heating boiler. Light and power.

#### OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds all enclosed by mature hedge and fence borders. The drive provides access to the garage and there is gated access to the side.

To the rear the gardens incorporate a patio seating area accessed via the utility room and conservatory with delightful lawned gardens beyond with well stocked flowerbeds. The rear gardens benefit from a southerly aspect to enjoy the sun all day. There is a storage shed towards the bottom of the garden. External water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

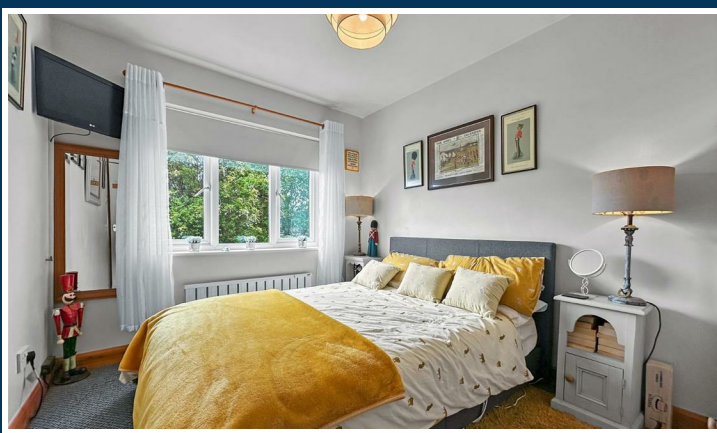
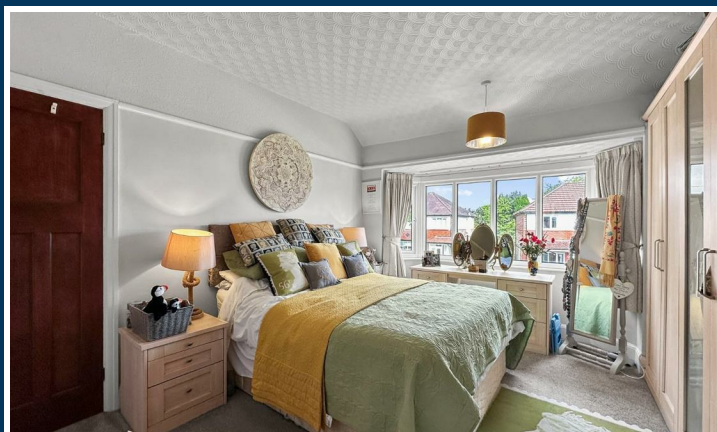
Trafford Band "D"

### TENURE

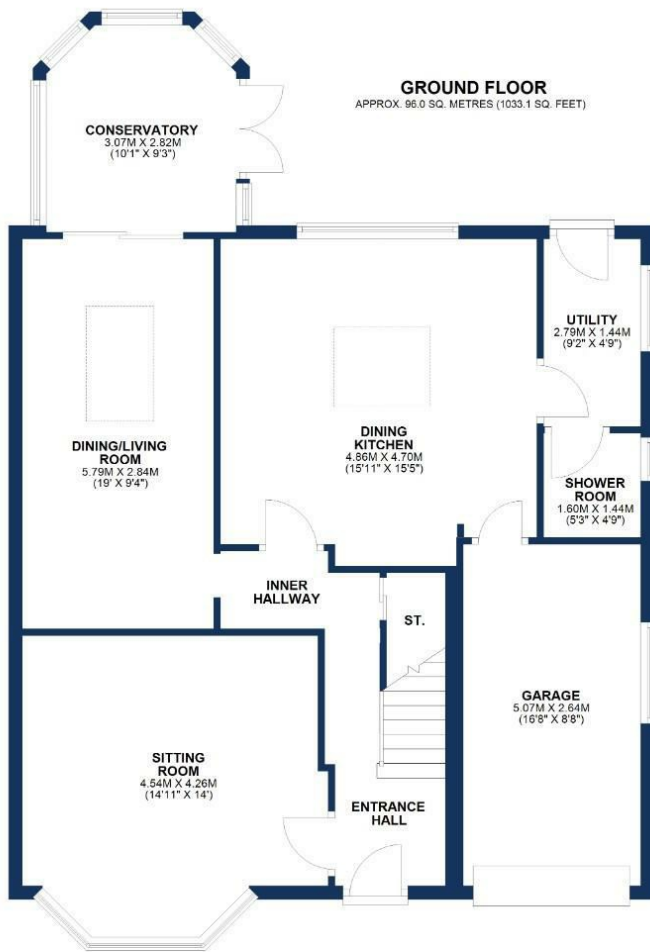
We are informed the property is held for the residue of 999 year term commencing 08/09/1931 and subject to a ground rent of £5.00 per annum. This should be verified by your Solicitor.

### NOTE:

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



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TOTAL AREA: APPROX. 165.6 SQ. METRES (1782.3 SQ. FEET)

Floorplan for illustrative purposes only



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