IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

8 CLOVER ROAD | TIMPERLEY

£475,000

A superb extended traditional semi detached family home in a sought after location within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, impressive open plan living dining kitchen with doors onto the private south facing rear gardens, three bedrooms and modern bathroom/WC. To the front of the property the driveway provides off road parking and there is an adjacent lawned garden plus gated access to the side. The rear gardens incorporate delightful lawns and a decked seating area all screened by mature hedged borders and with a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7NL

DESCRIPTION

This extended semi detached family home is well presented throughout and contains generously proportioned living space presented to a high standard. The property is located in a sought after residential location close to the village centre and within the catchment area of highly regarded primary and secondary schools specifically within walking distance of Cloverlea Primary School.

The accommodation is approached via an enclosed porch which leads on to the welcoming entrance hall which provides access to three under stairs storage cupboards and also a separate front sitting room with bay window. Towards the rear of the property the extension has created an impressive open plan living dining/kitchen complete with doors leading onto the south facing rear garden and a log burning stove.

To the first floor there are three bedrooms serviced by the modern family bathroom/WC.

Externally there is ample off road parking within the driveway which has an adjacent lawned garden and gated access to the side. The gardens incorporate a decked seating area with delightful lawned gardens beyond all enjoying a high degree of privacy with mature hedge borders. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With PVCu double glazed front door and matching side screen. Radiator.

ENTRANCE HALL

With PVCu double glazed front door. Cornice. Spindle balustrade staircase to first floor. Three understairs storage cupboards one of which houses the Worcester combination gas central heating boiler. Radiator.

SITTING ROOM

13'4" x 11'5" (4.06m x 3.48m)

With a focal point of an electric fireplace with granite effect insert and hearth. PVCu double glazed bay window to the front. Cornice. Radiator. Television aerial point.

OPEN PLAN LIVING / DINING KITCHEN COMPRISING

LIVING ROOM

11'7" x 10'0" (3.53m x 3.05m)

With a focal point of log burning stove. Cornice. Recessed low voltage lighting. Radiator. Television aerial point.

DINING KITCHEN

17'5" x 16'2" (5.31m x 4.93m)

Fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four rung gas hob with stainless steel extractor hood. Integrated fridge/freezer. Space for washing machine. Space for table and chairs. Laminate wood flooring. PVCu double glazed window to the side. Two sets of PVCu double glazed French doors to the rear gardens. Two Velux windows to the rear. Radiator. Cornice.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Cornice.

BEDROOM ONE
13'4" x 11'5" (4.06m x 3.48m)
PVCu double glazed bay window to the front. Cornice. Radiator.

BEDROOM TWO
11'10" x 10'0" (3.61m x 3.05m)
PVCu double glazed window to the rear. Radiator. Airing cupboard. Cornice.

BEDROOM THREE
7'11" x 6'9" (2.41m x 2.06m)
PVCu double glazed window to the front. Radiator. Loft access hatch.

BATHROOM
8'7" x 7'10" (2.62m x 2.39m)
Fitted with a white suite with chrome fittings comprising bath, tiled shower enclosure, wash basin and WC. Laminate flooring. Recessed low voltage lighting. Radiator. Extractor fan. Opaque PVCu double glazed window to the rear.

OUTSIDE
To the front of the property the driveway provides off road parking and has an adjacent lawned garden and gated access to the rear.

To the rear and accessed via the open plan space is a decked seating area with delightful lawned gardens beyond with mature shrubs and well stocked flower beds. Two large concrete based wooden sheds. The rear gardens benefit from a Southerly aspect to enjoy the sun all day.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Borough Council Band 'C'

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

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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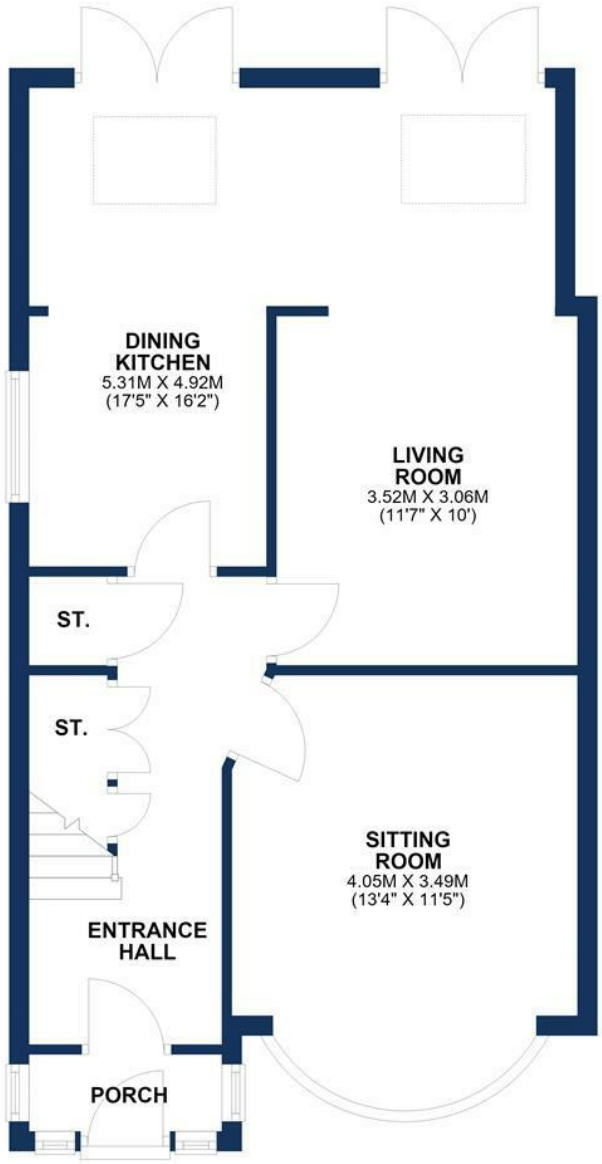
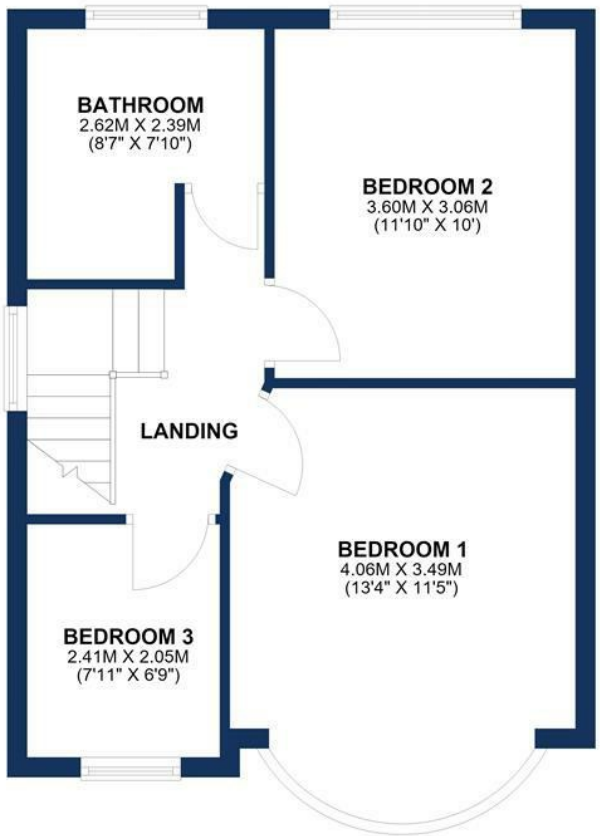
GROUND FLOOR
APPROX. 54.1 SQ. METRES (582.1 SQ. FEET)



FIRST FLOOR
APPROX. 40.0 SQ. METRES (430.7 SQ. FEET)



TOTAL AREA: APPROX. 94.1 SQ. METRES (1012.8 SQ. FEET)

Floorplan for illustrative purposes only

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