



134 STOCKPORT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £500,000

Occupying an excellent position within a sought after location within easy reach of Timperley village centre and with south facing gardens to the rear plus detached home office/gym. The property is well proportioned throughout and has been recently modernised in parts and needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room, separate living room opening onto a rear conservatory with double doors leading onto the rear gardens, fitted kitchen with door to the side, three bedrooms and bathroom/WC to the first floor. Ample off road parking within the driveway and double gates lead to the side. To the rear the gardens incorporate patio and decked seating areas with lawns between all benefitting from a southerly aspect to enjoy the sun all day. Planning permission has been granted for a single storey wrap around extension

POSTCODE: WA15 7SR

DESCRIPTION

A traditional semi detached family home in a sought after location which has recently been modernised in parts and with planning permission granted for a single storey wrap around extension. Plans can be seen for the extension on Trafford Borough Councils website or alternatively at our Timperley office.

The existing accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall with understairs storage area. Towards the front of the property is a bay fronted sitting room with integrated speaker system whilst to the rear is a separate living room with door onto the rear conservatory. From the conservatory double doors lead onto the attractive south facing rear gardens and the ground floor accommodation is completed by the kitchen fitted with a comprehensive range of white wall and base units and with door to the side driveway.

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

Externally to the front of the property the drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate patio and decked seating areas with delightful lawned gardens all benefitting from a southerly aspect to enjoy the sun all day.

A recent addition to the property has also been the added benefit of a detached gym/office which has an adjacent shower room/WC and large utility cupboard.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre with Altrincham town centre and little further distant.

Viewing is highly recommended

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors. Light and power.

ENTRANCE HALL

With hardwood leaded and stained glass panelled front door. Spindle balustrade staircase to first floor. Herringbone style laminate wood flooring. Radiator. Recessed low voltage lighting. Understairs storage cupboard housing newly installed Vaillant combination gas central heating boiler.

SITTING ROOM

12'6" x 11'2" (3.81m x 3.40m)

With PVCu double glazed bay window to the front. Recessed fireplace. Integrated speaker system. Radiator.

LIVING ROOM

11'11" x 11'2" (3.63m x 3.40m)

With a continuation of the flooring from the hallway. Radiator. PVCu double glazed door provides access to:

CONSERVATORY

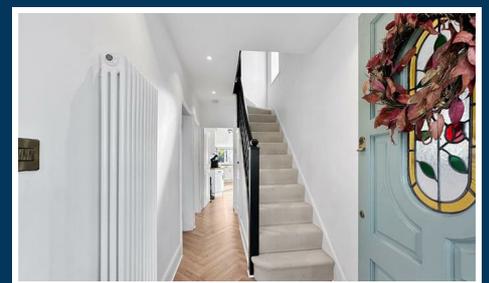
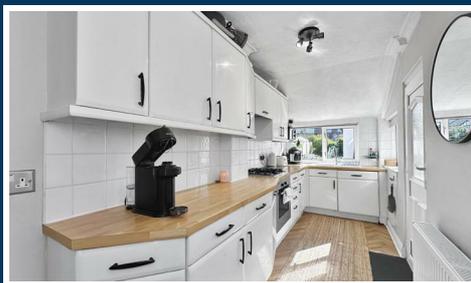
13'5" x 9'5" (4.09m x 2.87m)

With a continuation of the flooring from the living room. PVCu double glazed double doors provide access to the south facing rear gardens. Television aerial point. Light and power. Radiator.

KITCHEN

17'6" x 5'9" (5.33m x 1.75m)

Fitted with a comprehensive range of white wall and base units with light wood work surfaces over incorporating an enamel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood. Space for fridge freezer. Integrated washing machine and tiled splashback. Continuation of the flooring from the hallway. Ceiling cornice. Two PVCu double glazed windows to the side and one to the rear. PVCu double glazed door provides access to the side driveway. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

12'6" x 11'2" (3.81m x 3.40m)

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

BEDROOM 2

11'10" x 11'2" (3.61m x 3.40m)

Fitted wardrobes. PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

7'2" x 6'4" (2.18m x 1.93m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

8'4" x 6'4" (2.54m x 1.93m)

Fitted with a contemporary white suite with contrasting brushed gold fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Part tiled walls. Tiled floor. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Extractor fan. Heated towel rail. Loft access hatch.

OUTSIDE

GYM/OFFICE

15'6" x 9'6" (4.72m x 2.90m)

With bi folding doors to the side. Herringbone style laminate flooring. Electric heater. Data point. Integrated speaker system. Recessed low voltage lighting. Large utility cupboard. Adjacent shower room with tiled shower enclosure. WC and wash hand basin. Recessed low voltage lighting. Extractor fan.

To the front of the property the driveway provides off road parking and there is gated access to the rear.

To the rear the gardens incorporate patio and decked seating areas with delightful lawns between all enclosed with fence borders and benefitting from a southerly aspect to enjoy the sun all day. There are external power points off the gym/office and also external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

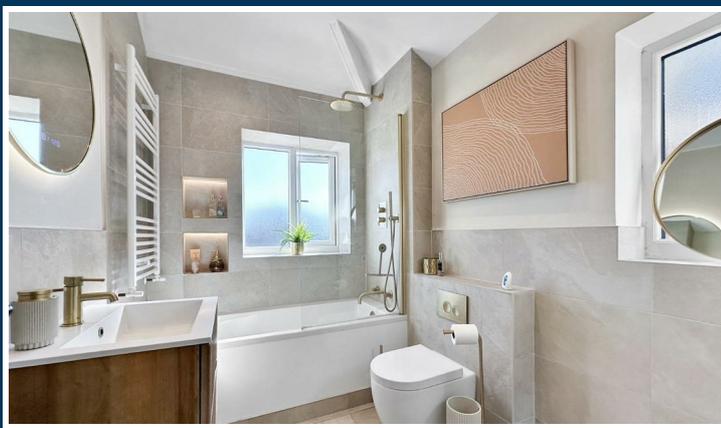
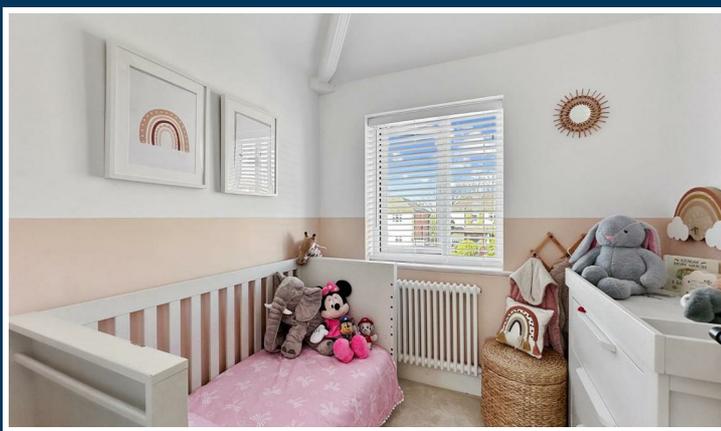
Trafford Band "D"

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years commencing 16th May 1935 and subject to a ground rent of £XXXXXXXXXXXX. 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. 74.7 SQ. METRES (803.8 SQ. FEET)



FIRST FLOOR
APPROX. 38.1 SQ. METRES (409.9 SQ. FEET)



TOTAL AREA: APPROX. 112.8 SQ. METRES (1213.7 SQ. FEET)

Floorplan for illustrative purposes only



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