



**45 MAYFIELD ROAD | TIMPERLEY**

**£650,000**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and presented extended semi detached family home located on one of Timperleys most sought after roads within walking distance of Timperley village centre. The accommodation briefly comprises enclosed porch, welcoming entrance hall, front sitting room, impressive open plan living/dining kitchen with central island and bi folding doors to the rear gardens. The ground floor is completed by a separate utility room plus cloakroom and WC. To the first floor there are 3 bedrooms and family bathroom/WC and the loft space has been converted to create a 4th bedroom.

To the front of the property there is gated pedestrian access with adjacent lawned garden whilst toward the rear is a separate driveway with detached garage. The gardens to the side and rear are laid mainly to lawn and incorporate a patio seating area. Viewing is highly recommended.

POSTCODE: WA15 7TD

## DESCRIPTION

Occupying an ideal location the property stands within mature grounds occupying a corner plot and incorporating lawned gardens and off road parking with detached garage. The location is ideal being within walking distance of Timperley village centre and with Altrincham town centre with the Metrolink commuter service into Manchester being approximately 1 mile distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented throughout and has been extended to create well balanced living space which needs to be seen to be appreciated. To the ground floor an enclosed porch leads onto the entrance hall which in turn leads onto the front sitting room with a focal point of a solid fuel stove. To the rear the extension has created an impressive open plan living/dining kitchen complete with central island, bi folding doors to the rear gardens and an adjacent separate utility room. The ground floor accommodation is then completed by the cloakroom and WC.

To the first floor there are three bedrooms and family bathroom/WC and the accommodation is completed by the addition of the converted loft space to provide a fourth bedroom.

Outside towards the rear the driveway provides off road parking and access to the detached garage complete with remote up and over door and light and power. Towards the front of the property there is pedestrian gated access with adjacent lawned garden. The gardens to the side and rear of the property are laid mainly to lawn and incorporate a flagged patio seating area.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. Understairs storage cupboard. Cloakroom. Dado rail.

#### WC

With WC plus wash hand basin with tiled splashback. Opaque PVCu double glazed window to the front. Laminate flooring. Extractor fan.

#### SITTING ROOM

**13'11" x 13'6" (4.24m x 4.11m)**

With a focal point of a cast iron stove with fitted storage and shelving within the chimney breast recesses. PVCu double glazed bay window to the front. Picture rail. Cornice. Radiator. Television aerial point. Telephone point.

#### OPEN PLAN LIVING/DINING KITCHEN

**22'8" x 20'7" (6.91m x 6.27m)**

A superb open plan space that truly acts as the heart of the home. The kitchen is fitted with a comprehensive range of Navy units with contrasting white work surfaces over incorporating a Belfast style sink unit. Range oven. Integrated fridge/freezer and dishwasher. Central island with further storage and breakfast bar. Bi fold doors provide access to the rear gardens and there is a further PVCu double glazed door to the side. PVC double glazed window to the rear and two lantern lights. Recessed low voltage lighting. Two radiators. Ample space for living and dining suites. Laminate flooring.



## UTILITY

**9'3" x 4'4" (2.82m x 1.32m)**

With a continuation of the kitchen units with work surface incorporating a stainless steel sink unit with drainer. Space for second fridge or freezer plus space for dryer and plumbing for washing machine. Wall mounted combination gas central heating boiler. PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## FIRST FLOOR

### LANDING

Stairs to second floor. Opaque PVCu double glazed window to the side at half landing.

### BEDROOM 1

**14'7" x 11'11" (4.45 x 3.63)**

PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Television aerial point. Telephone point. Radiator.



### BEDROOM 2

**11'11" x 11'8" (3.63 x 3.56)**

PVCu double glazed window to the rear. Radiator.



### BEDROOM 3

**8'4" x 7'11" (2.54 x 2.41)**

PVCu double glazed window to the front. Radiator. Television aerial point.

### BATHROOM

**8'7" x 8'4" (2.62 x 2.54)**

Fitted white suite with chrome fittings comprising panelled bath with mixer shower, separate tiled shower cubicle, vanity wash basin and WC. Half tiled walls. Tiled floor. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Underfloor heating.



## SECOND FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 4

**15'7" x 13'8" (4.75 x 4.17)**

Two velux windows to the rear. Eaves storage space. Underfloor heating.

### OUTSIDE

Outside towards the rear the driveway provides off road parking and access to the detached garage complete with remote up and over door and light and power and with the capability to install an electric car charging point. Towards the front of the property there is pedestrian gated access with adjacent lawned garden. The gardens to the side and rear of the property are laid mainly to lawn and incorporate a flagged patio seating area.



### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Trafford Borough Council Band "D"

### TENURE

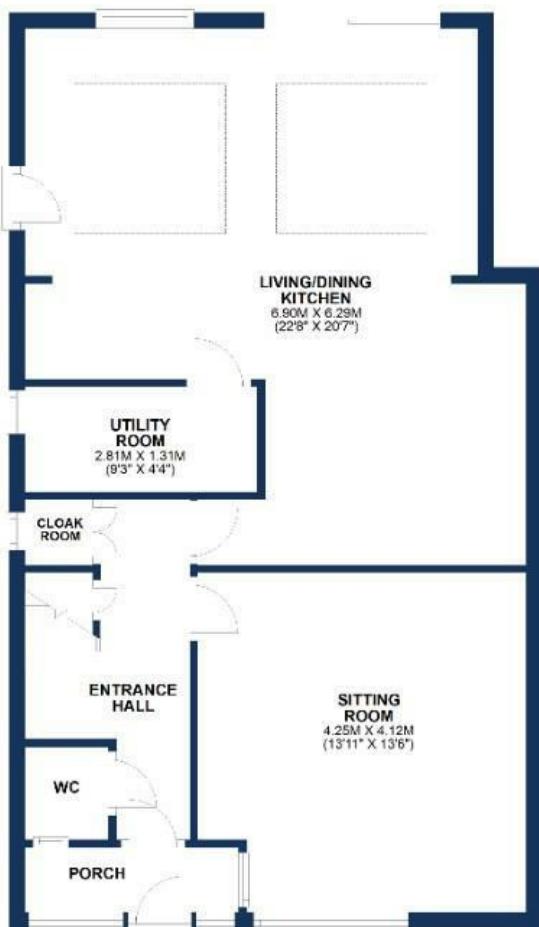
We are informed that the property is Freehold. This should be verified by your solicitor.

### 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. 67.6 SQ. METRES (727.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 47.9 SQ. METRES (515.8 SQ. FEET)



**SECOND FLOOR**  
APPROX. 24.3 SQ. METRES (261.2 SQ. FEET)



TOTAL AREA: APPROX. 139.8 SQ. METRES (1504.6 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

**TIMPERLEY**  
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