IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









25 BEDFORD DRIVE | TIMPERLEY

£560,000

NO ONWARD CHAIN A traditional semi detached family home in an ideal location central to Timperley village which has been extended to provide superbly proportioned accommodation which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted sitting room, rear open plan living dining room with a focal point of a log burner and with double doors leading onto the rear gardens, adjacent fitted kitchen with high gloss units and breakfast bar and doors to the rear gardens and adjacent shower room/WC. To the first floor there are three double bedrooms, the principle with Juliette balcony and adjacent en-suite shower room/WC and the accommodation is completed by the family bathroom/WC. Externally there is off road parking within the driveway and superb storage supplied by the integral garage with double doors to the front and door to the rear. The gardens to the rear incorporate lawned gardens with patio seating area. Viewing is highly recommended.

POSTCODE: WA15 7XB

DESCRIPTION

A beautifully presented semi detached family home in the heart of Timperley village which has been extended in recent years and needs to be seen to be appreciated.

To the ground floor a recessed porch leads onto the welcoming entrance hall which provides access onto all rooms including the integral garage. To the front is a separate sitting room with bay window and a living flame gas fire whilst to the rear the property has been extended to create a u shaped open plan breakfast kitchen with adjacent living/dining area which truly acts as the heart of the home. The kitchen is fitted with a comprehensive range of high gloss units plus breakfast bar and door leading onto the attractive rear gardens. Adjacent to the kitchen is an additional shower room/WC and the kitchen also opens onto the living/dining room. This open plan space has room for both living and dining suites and features a log burner and double doors leading onto the rear gardens.

To the first floor the extension has provided an impressive principle suite with double bedroom with Julietter balcony and adjacent shower room/WC. There are two further double bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally the driveway to the front provides off road parking and access to the integral garage which has a door leading to the rear. The gardens to the rear can be approached via the open plan space and incorporate lawned gardens and patio seating area beautifully presented and with external power and water feed.

The location is ideal being adjacent to the village centre and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door and matching side screen. Tiled floor.

ENTRANCE HALL
Glass panelled composite front door. Radiator. Spindle balustrade staircase. Laminate wood flooring.

SITTING ROOM
12'9" x 12'4" (3.89m x 3.76m)
With PVCu double glazed bay window to the front. Living flame gas fire with granite effect surround and hearth. Picture rail. Radiator. Television aerial point.

OPEN PLAN LIVING/DINING ROOM
24'7" x 11'2" (7.49m x 3.40m)
The sitting area has a focal point of a log burner set upon a granite effect hearth. Recessed low voltage lighting. Radiator. The dining area has double doors leading onto the attractive rear gardens plus further radiator. Opening to:

BREAKFAST KITCHEN
21'4" x 10'8" (6.50m x 3.25m)
Also accessed via the entrance hall and fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer plus breakfast bar. Space for cooker. Integrated dishwasher and wine fridge. Integrated full height fridge. Pull out larder units. Recesed low voltage lighting. Laminate flooring. Doors to the rear garden. Radiator. Television aerial point.

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











FIRST FLOOR: LANDING
Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space with light.

BEDROOM 1
19'7" x 10'8" (5.97m x 3.25m)
A superb principle suite with double PVCu double glazed doors leading onto a Juliette balcony. Radiator. Recessed low voltage lighting.

EN-SUITE
6'8" x 5'6" (2.03m x 1.68m)
Fitted with a white suite with contrasting black fittings comprising shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed windows to the front and side. Heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled splashback.

BEDROOM 2
12'11" x 10'9" (3.94m x 3.28m)
PVCu double glazed bay window to the front. Radiator. Television aerial point.

BEDROOM 3
11'2" x 10'6" (3.40m x 3.20m)
PVCu double glazed window to the rear. Radiator. Television aerial point.

BATHROOM
7'10" x 7'6" (2.39m x 2.29m)
Fitted with a white suite with chrome fittings comprising panelled bath, wash hand basin with WC. Part tiled walls. Quartz tiled floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Storage cupboard.

OUTSIDE

INTEGRAL GARAGE
15'4" x 7'3" (4.67m x 2.21m)
With double doors to the front plus door to the rear. Light and power. Radiator. Plumbing for washing machine. Space for dryer. Wall mounted Vaillant combination gas central heating boiler.

To the front of the property the drive provides off road parking whilst to the rear the gardens incorporate lawned gardens and patio seating area with will stocked flower beds. External power point and water feed.

SERVICES
All main services are connected.

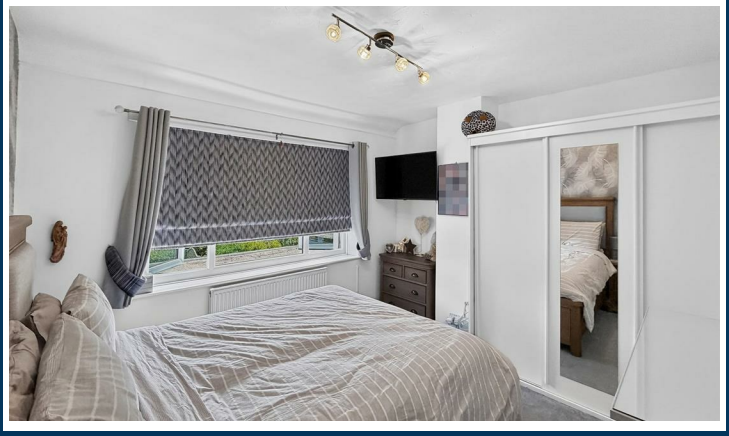
POSSESSION
Vacant possession upon completion.

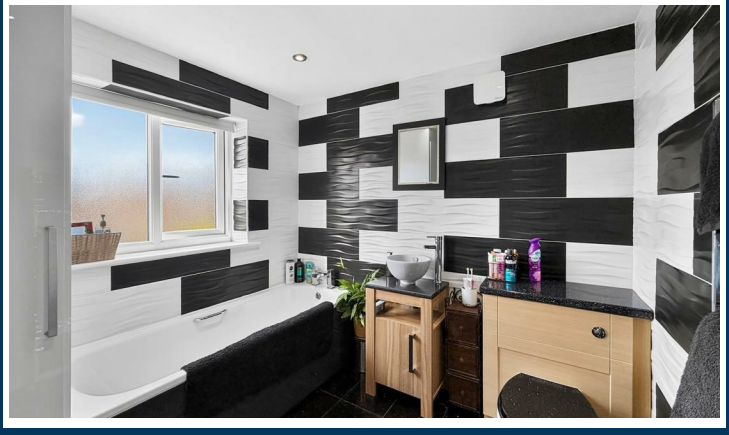
COUNCIL TAX
Trafford Band "D"

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

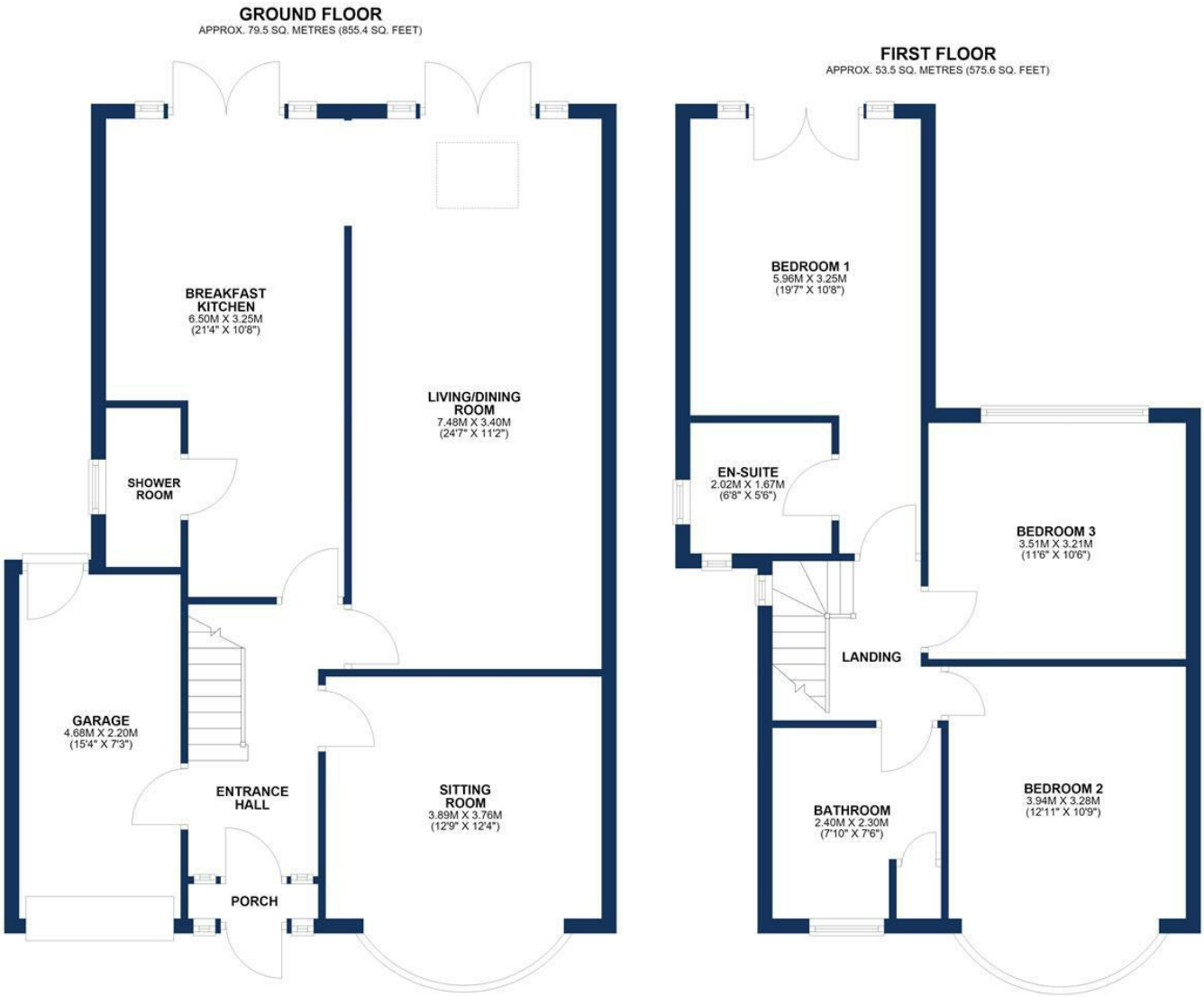








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TOTAL AREA: APPROX. 132.9 SQ. METRES (1431.0 SQ. FEET)

Floorplan for illustrative purposes only

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