

**HOLLYMOUNT 215 PARK ROAD | TIMPERLEY**

**£700,000**

Welcome to 'Hollymount' - A property with a name steeped in the rich history of warm family and community memories, is available for sale and to be your new 'Lifestyle Home' with business premises. An exceptional semi detached family home within walking distance of Timperley village and occupying an enviable plot which needs to be seen to be appreciated.

POSTCODE: WA15 6UD

## DESCRIPTION

Viewed from the Park Road railway bridge sweeping down into the historic Timperley Village, you're greeted with the wide and inviting frontage of 'Hollymount' at 215 Park Road.

This substantial semi-detached family home is typical of the era with rooms of generous size, tall ceilings and is well presented throughout with accommodation arranged over three floors plus cellars and commercial premises. The property also benefits from newly installed carpets and recently updated kitchen.

From horse stables 100 years ago to a vehicle convenience station and most recently the family car repair garage, the office and workshops that accompany 'Hollymount' can be your next business expansion, new venture or even just a hobby area for those in need of that extra space. The commercial premises included are already registered for 'business use' or can be reverted to residential should you prefer. The options here are endless!

The 'residence' shows a meticulous luxury finish and fitout including high ceilings and well presented cellars. Your new home boasts bay view windows to the front and side where you can look out onto your expansive front yard with entry and exit to the wide driveway, garden planters and private courtyard plus shoppers' side entry to the home.

Whether you're looking for a period property with endearing features, the convenience of Village living, added space in a premium location or to be opposite a park with green fields to walk, you'll be hard pushed to find a more perfect opportunity in securing 'Hollymount' at 215 Park Road. Be sure to book and view this family home with business premises today.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Ceiling cornice. Spindle balustrade staircase to first floor. Radiator. Tiled floor upon entry.

#### SITTING ROOM

17'4" x 13'5" (5.28m x 4.09m)

With a focal point of a marble fireplace housing a living flame gas fire. PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Picture rail. Radiator. Television aerial point. Telephone point. Glass panelled doors to:

#### DINING ROOM

15'9" x 12'4" (4.80m x 3.76m)

Also accessed via the hallway. Natural wood flooring. PVCu double glazed bay window to the side. Radiator.

#### DINING KITCHEN

23'11" x 12'0" (7.29m x 3.66m)

With a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for Range oven. Extractor hood. Integrated fridge freezer and dishwasher. Breakfast bar. Tiled floor. Radiator. Two PVCu double glazed windows to the side. Access to:

#### UTILITY

7'0" x 5'5" (2.13m x 1.65m)

With work surface with plumbing for washing machine and space for dryer beneath. Wall mounted combination gas central heating boiler. PVCu double glazed window to the side. PVCu double glazed door provides access to the rear courtyard.

#### CELLARS

#### STORAGE

10'11" x 4'2" (3.33m x 1.27m)

#### CHAMBER 1

17'4" x 13'5" (5.28m x 4.09m)

PVCu double glazed window to the front. Light. Radiator.

#### CHAMBER 2

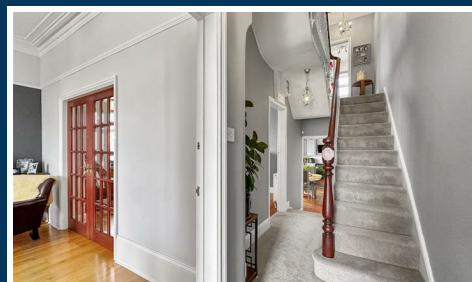
18'9" x 12'4" (5.72m x 3.76m)

PVCu double glazed window to the side. Radiator. Light.

### FIRST FLOOR

#### LANDING

Spindle balustrade staircase to second floor. Radiator.



### BEDROOM 1

14'0" x 13'5" (4.27m x 4.09m)

PVCu double glazed window to the front. Fitted wardrobes with overhead cupboards plus matching bedside cabinets and dressing table. Laminate flooring. Ceiling cornice. Radiator.

### BEDROOM 2

12'7" x 11'11" (3.84m x 3.63m)

PVCu double glazed window to the side. Fitted wardrobes with overhead cupboards plus matching dressing table and desk. Radiator. Laminate flooring.

### BEDROOM 3

13'0" x 6'10" (3.96m x 2.08m)

PVCu double glazed window to the side. Laminate flooring. Fitted storage cupboard. Radiator.

### EN-SUITE

7'2" x 5'6" (2.18m x 1.68m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.

### BATHROOM

9'2" x 4'7" (2.79m x 1.40m)

Fitted with a white suite with chrome fittings comprising panelled bath, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Tiled splashback.

### SECOND FLOOR

#### LANDING

Velux window to the rear.

#### BEDROOM 4

12'4" x 11'11" (3.76m x 3.63m)

PVCu double glazed window to the side. Focal point of a cast iron fireplace. Access to eaves storage. Radiator. Television aerial point.

### OUTSIDE

#### WORKSHOP

34'1" x 18'1" (10.39m x 5.51m)

Roller shutter door to the front. Light and power. Telephone point.

#### GARAGE

22'7" x 21'0" (6.88m x 6.40m)

With two PVCu double glazed windows to the front. Up and over door. Internal door through to the workshop.

#### OFFICE

11'9" x 9'3" (3.58m x 2.82m)

With panelled walls. Tiled floor. PVCu double glazed door. Light and power.

To the front of the property there is a large in and out driveway providing off road parking and there are gates leading to the side. The gardens to the side are paved for easy maintenance and to provide access to the workshop/garage. There is also an external WC. Immediately to the rear and accessed via the utility there is a block paved courtyard garden.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

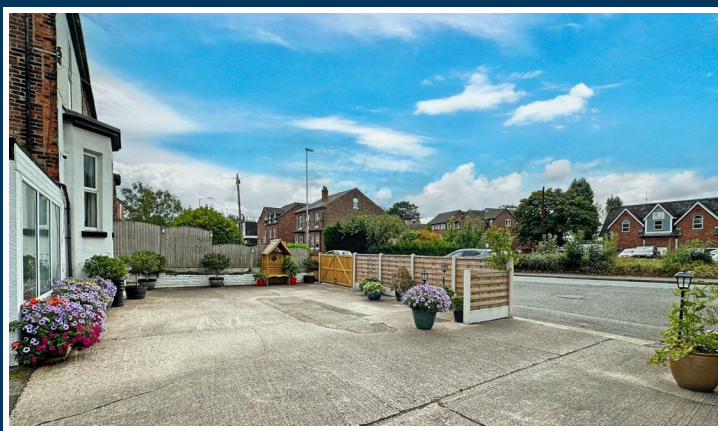
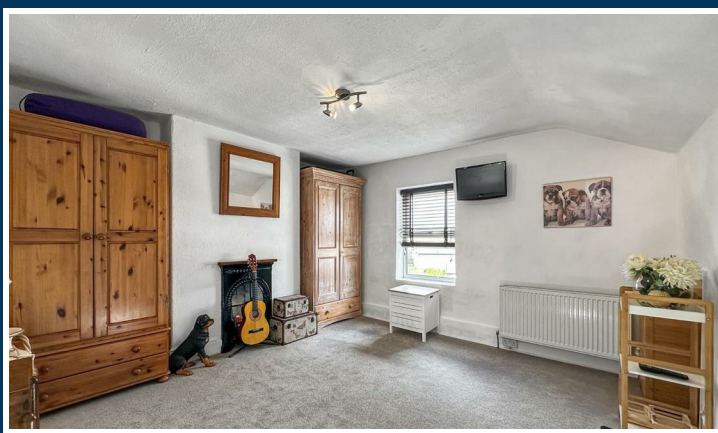
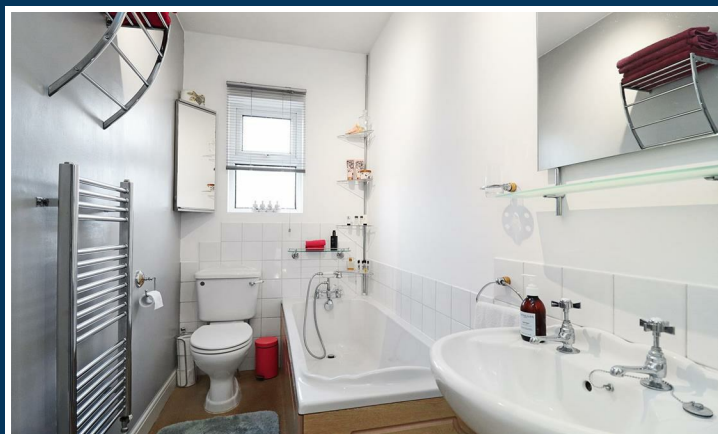
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### TENURE

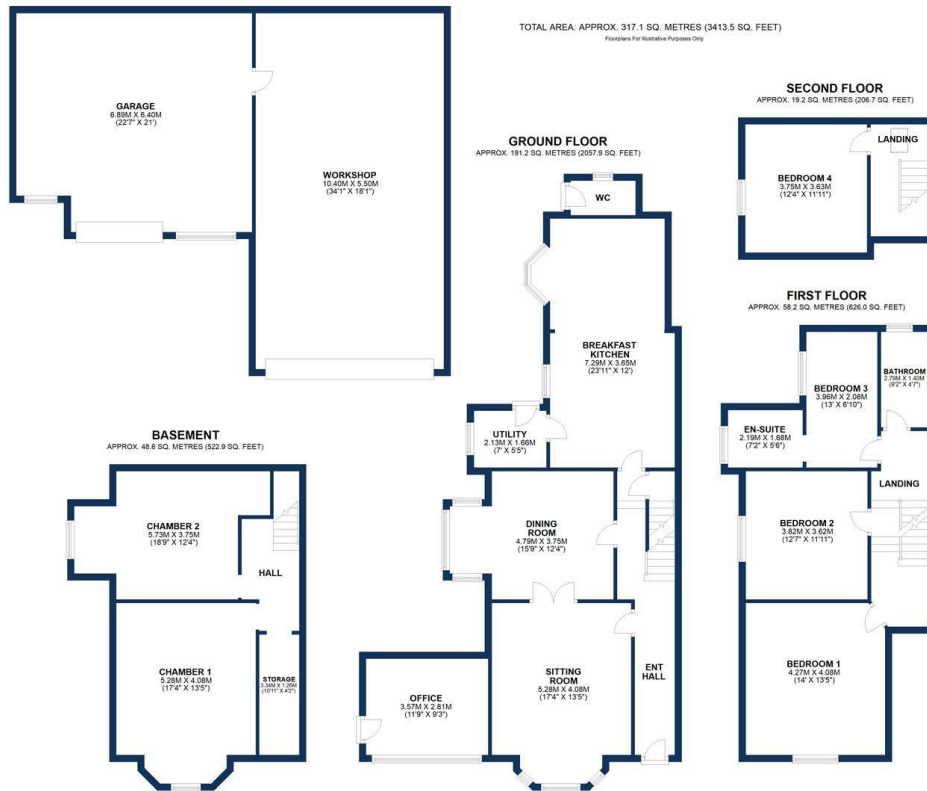
We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

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



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