IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

15 KELVINDALE DRIVE | TIMPERLEY

£525,000

NO ONWARD CHAIN A superbly positioned detached family home within easy reach of Timperley village centre. The well presented accommodation briefly comprises enclosed porch, welcoming entrance hall with adjacent cloakroom/WC and under stairs storage, large sitting room leading onto a separate dining room with doors onto the extensive gardens at the rear, separate breakfast kitchen with access to the rear gardens, principal bedroom with en-suite plus three further bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway which provides access to the attached garage and gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6UY

DESCRIPTION

A delightful detached family home standing in mature gardens which incorporate a paved patio seating area with extensive lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day. The location is ideal being within close proximity to Timperley village centre with its wide range of shopping facilities.

The accommodation is tastefully appointed and well maintained throughout and is approached via an enclosed porch which leads onto the welcoming entrance hall. The entrance hall provides access to the cloakroom/WC and also large under stairs storage cupboard. The sitting room is approaching 24' in length and has double doors leading onto the separate dining room which in turn has sliding doors leading onto the south facing rear gardens. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of white wood units and with door providing access to the rear gardens.

To the first floor the principal bedroom benefits from fitted wardrobes and an adjacent en-suite shower room/WC. There are three further well proportioned bedrooms all of which are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally the driveway provides off road parking and access to the attached garage. There is gated access towards the rear. To the rear the gardens incorporate a paved patio seating area with extensive lawns beyond with a high degree of privacy and also benefitting from a southerly aspect to enjoy the sun all day.

As previously mentioned the property is well placed for access to Timperley village centre and also lies in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the proportions and also the potential of this family home on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door.

ENTRANCE HALL
With a glass panelled leaded and stained effect composite front door. Radiator. Stairs to first floor. Under stairs storage cupboard with plumbing for washing machine.

CLOAKROOM
With WC and vanity wash basin. Tiled splashback. PVCu double glazed window to the front. Radiator.

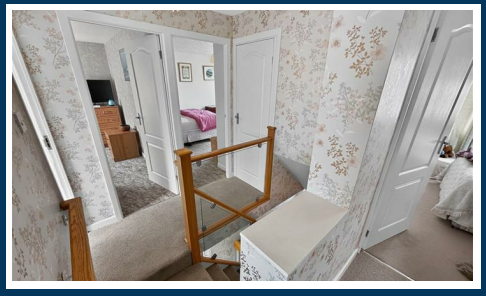
SITTING ROOM
23'11" x 11'5" (7.29m x 3.48m)
With PVCu double glazed window to the front. A focal point of an electric fireplace. Radiator. Television aerial point. Double glass panelled doors to:

DINING ROOM
12'3" x 10'4" (3.73m x 3.15m)
With sliding door providing access to the attractive south facing rear gardens. Radiator. Ceiling cornice. PVCu double glazed window to the side.

BREAKFAST KITCHEN
16'1" x 8'7" (4.90m x 2.62m)
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill. Space for fridge freezer. Two PVCu double glazed windows to the rear. Door provides access to the rear gardens. Laminate flooring. Radiator. Space for table and chairs.

FIRST FLOOR

LANDING
Loft access hatch.



BEDROOM 1
13'7" x 12'5" (4.14m x 3.78m)
With PVCu double glazed window to the front. Fitted wardrobes. Telephone point. Radiator.

EN-SUITE
7'4" x 7'2" (2.24m x 2.18m)
Fitted with a modern white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Radiator. Heated towel rail. Tiled walls. PVCu double glazed window to the front.

BEDROOM 2
12'5" x 10'2" (3.78m x 3.10m)
With PVCu double glazed window overlooking the attractive rear gardens. Radiator. Built in storage cupboard. Television aerial point.

BEDROOM 3
11'6" x 9'1" (3.51m x 2.77m)
PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 4
11'8" x 8'6" (3.56m x 2.59m)
PVCu double glazed window overlooking the rear gardens. Radiator.

BATHROOM
7'4" x 6'2" (2.24m x 1.88m)
Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Heated towel rail. Airing cupboard. Tiled walls.

OUTSIDE

GARAGE
17'1" x 8'6" (5.21m x 2.59m)
With up and over door to the front. Door to the side. Light and power. Worcester combination gas central heating boiler.

To the front of the property the driveway provides off road parking and has adjacent lawned gardens and gated access to the side.

Immediately to the rear is a patio seating area with extensive lawns beyond with well stocked flowerbeds and a high degree of privacy. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

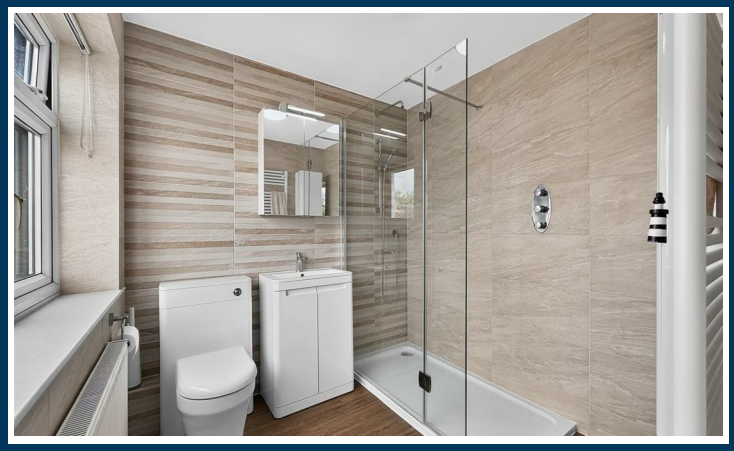
SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "E"

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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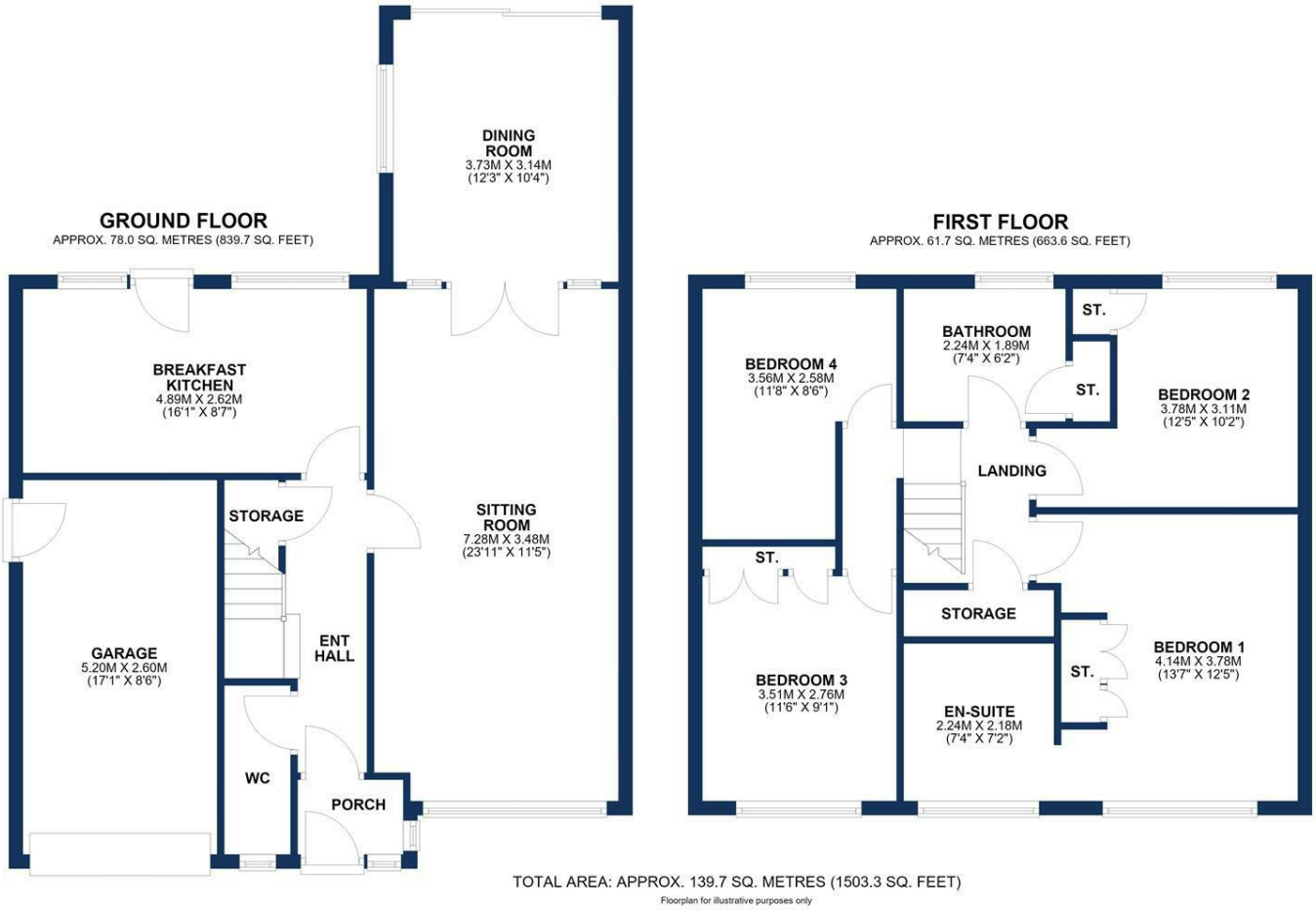

TOTAL AREA: APPROX. 139.7 SQ. METRES (1503.3 SQ. FEET)

Floorplan for illustrative purposes only

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