IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

7 ATTWOOD ROAD | TIMPERLEY

OFFERS OVER £485,000

A superbly presented and extended traditional semi detached family home in a sought after location within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen with doors onto the private rear gardens, three excellent bedrooms and modern bathroom/WC. To the front of the property the gravel driveway provides off road parking and there is an adjacent lawned garden with gated access to the side. Towards the rear is a detached garage plus summer house both with light and power. The gardens incorporate delightful lawned gardens and seating area all screened by mature hedged borders. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7NJ

DESCRIPTION

This extended semi detached family home is beautifully presented throughout and contains generously proportioned living space presented to an exceptional standard. The property is located in a sought after residential location close to the village centre and within the catchment area of highly regarded primary and secondary schools specifically within walking distance of Cloverlea Primary School.

The accommodation is approached via a welcoming entrance hall which provides access to an under stairs storage cupboard and also a separate front dining room with bay window and natural wood flooring. Towards the rear of the property the extension has created an impressive open plan living dining kitchen complete the central island and with doors leading onto the rear garden.

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

Externally there is ample off road parking within the driveway which has an adjacent lawned garden and gated access to the side and rear leading to the garage. The gardens incorporate private seating areas with delightful lawned gardens all enjoying a high degree of privacy with mature hedge borders. There is also the added benefit of a summer house with light and power.

In conclusion a well proportioned family home positioned within a popular residential location and beautifully presented. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
13'0" x 7'5" (3.96m x 2.26m)

With leaded and stained glass panelled front door. Opaque PVCu double glazed window to the front. Natural wood flooring. Stairs to first floor. Radiator. Under stairs storage cupboard housing combination gas central heating boiler.

DINING ROOM
12'1" x 11'3" (3.68m x 3.43m)

With PVCu double glazed window to the front. Natural wood flooring. Radiator.

LIVING DINING KITCHEN
19'1" x 18'10" (5.82m x 5.74m)

A superb open plan space with kitchen fitted with a comprehensive range of modern wall and base units with granite effect work surface over incorporating a 1 1/2 bowl enamel sink unit with drainer. Space for Range oven, American style fridge freezer and plumbing for washing machine. Recessed low voltage lighting. Central island provides further storage. Two Velux windows to the rear. PVCu double glazed window to the rear. PVCu double glazed doors provide access to the rear gardens. Focal point of an electric stove with timber mantle. Ample space for living and dining suites.

FIRST FLOOR

LANDING

PVCu double glazed window to the side.

BEDROOM 1
11'2" x 10'0" (3.40m x 3.05m)
With PVCu double glazed window to the rear. Fitted wardrobes and drawer. Radiator. Television aerial point.

BEDROOM 2
10'3" x 9'11" (3.12m x 3.02m)
With PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 3
8'11" x 8'1" (2.72m x 2.46m)
A superb third bedroom with PVCu double glazed window overlooking the rear garden. Radiator.

BATHROOM
9'4" x 7'3" (2.84m x 2.21m)
Fitted with a white suite with chrome fittings comprising roll top claw foot bath with mixer shower, separate tiled shower cubicle, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the front. Tiled floor. Tiled splashback. Radiator with heated towel rail.

OUTSIDE

GARAGE
20'0" x 8'1" (6.10m x 2.46m)
With light and power and up and over door to the front and window to the side.

SUMMER HOUSE
13'8" x 12'0" (4.17m x 3.66m)
With double doors to the front flanked by windows plus additional window to the side. Light and power.

To the front of the property the gravel driveway provides off road parking and has adjacent lawned gardens and gated access continues to the side leading to the garage at the rear. To the rear the gardens incorporate seating areas with delightful lawned gardens between all enjoying a high degree of privacy with mature hedge borders.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Band "C"

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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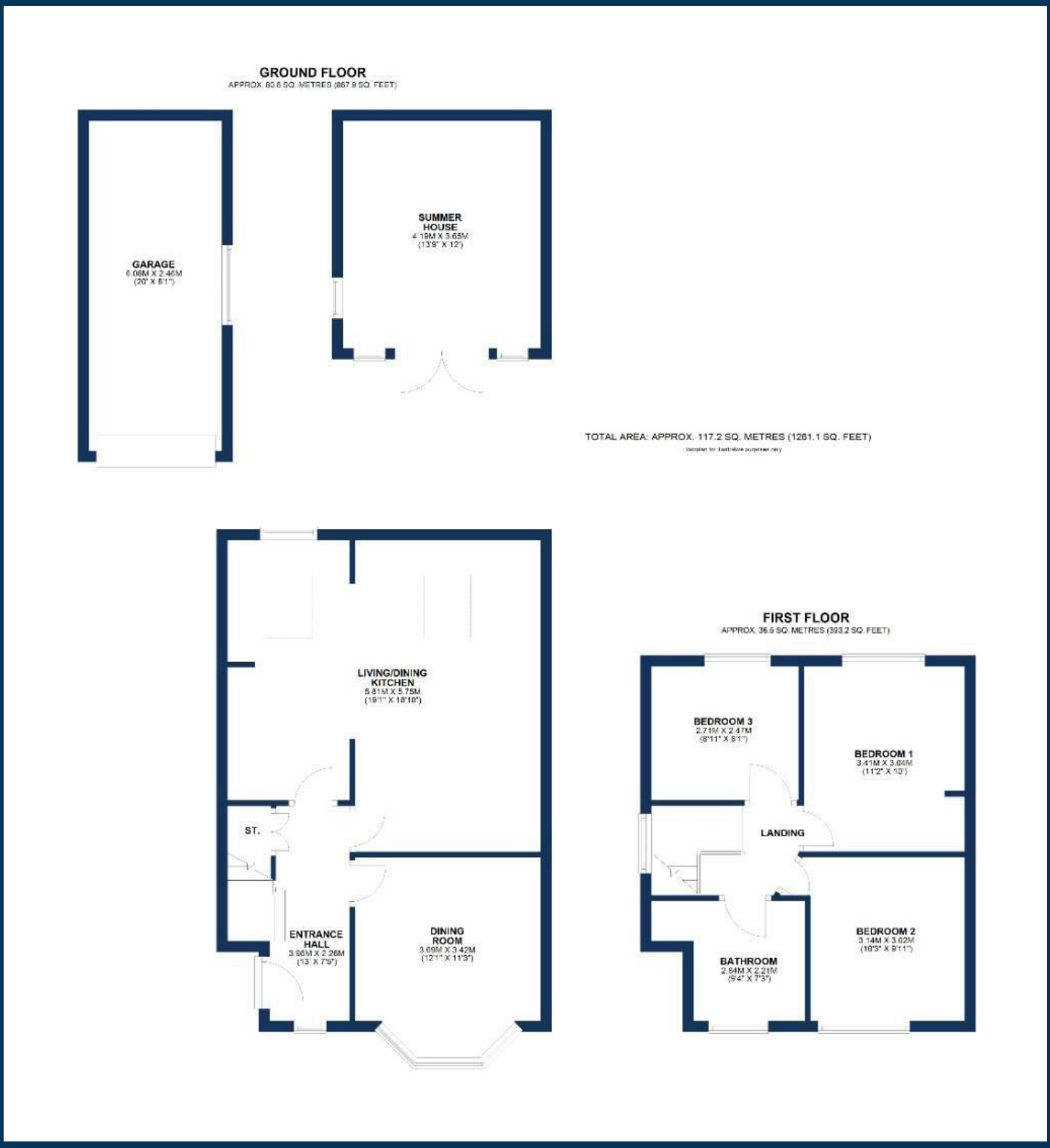

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