



## 11 MARYPORT DRIVE | TIMPERLEY

OFFERS OVER £800,000

\*\*\*NO ONWARD CHAIN\*\*\* An immaculate extended detached family home where viewing is essential to appreciate the presentation and proportions of the accommodation on offer. The property is double fronted and from the entrance hall there is access to the separate study on one side whilst to the other is the sitting room with a focal point of a living flame gas fire and with double glass panelled doors leading onto an impressive open plan living dining kitchen which truly acts as the heart of the home. From the open plan space there are bi folding doors leading onto the attractive gardens with patio and artificial grass and double driveway beyond with door to the double garage. To the first floor there is a guest bedroom with en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom/WC and the accommodation is completed by the second floor which offers a principal bedroom with adjacent dressing room and en-suite shower room/WC. Externally to the front is a flagged footpath with adjacent lawned gardens whilst to the rear the double drive provides ample off road parking, EV charging point and access to the detached double garage. Viewing is highly recommended.

POSTCODE: WA15 7NS

## DESCRIPTION

Maryport Drive forms part of the Kentmere Place development constructed by Taylor Woodrow Homes and completed in 2005/2006. The location is ideally placed for the shops in Timperley village with the more comprehensive shopping centre of Altrincham just over 2 miles distant. The area also has excellent communication links being within easy reach of the M60 and M56 and Metrolink service into Manchester. The property also lies in the catchment area of highly regarded primary, secondary and grammar schools.

The accommodation is superbly presented and has been extended in recent years to provide superbly proportioned accommodation presented to an exceptional standard. The accommodation is approached via the welcoming entrance hall which provides access to the separate study to one side with window to the front and under stairs storage cupboard which houses the central heating boiler. To the other side is the main reception room which is the sitting room with a focal point of a living flame gas fire in a period style and with natural wood flooring and double glass panelled doors opening onto the impressive open plan living dining kitchen. This open plan space comprises a working kitchen with cream wall and base units with granite work surfaces and quality integrated appliances plus breakfast bar and adjacent separate utility room with cloakroom/WC beyond. Adjacent to the kitchen area is an open plan living and dining space with underfloor heating and bi folding doors leading onto the attractive rear gardens with patio seating area and artificial lawns beyond.

To the first floor there is a guest suite with fitted wardrobes and adjacent shower room/WC. There are two further double bedrooms of equal size both with fitted wardrobes and serviced by the family bathroom/WC fitted with an attractive modern white suite with chrome fittings.

The accommodation is completed by the second floor which offers a principal suite with large double bedroom with fitted wardrobes along one wall plus adjacent dressing room and en-suite shower room/WC.

Externally to the front of the property the paved footpath is flanked by lawned gardens and provides access to the property. Towards the rear is a double driveway providing ample off road parking with EV charger and access to the detached double garage. The garage can also be accessed via a doorway from the side within the gardens.

A superb family home in an ideal location and viewing is essential to appreciate the standard of presentation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Radiator. Tiled floor. Ceiling cornice. Stairs to first floor.

#### OFFICE/STUDY

9'1" x 8'1" (2.77m x 2.46m)

PVCu double glazed window to the front. Plantation shutters. Radiator. Natural wood flooring. Under stairs storage cupboard housing the combination gas central heating boiler installed approximately 4 years ago. Ceiling cornice.

#### SITTING ROOM

17'10" x 12'0" (5.44m x 3.66m)

A superb main reception room with a focal point of a period style living flame gas fire. PVCu double glazed bay window to the front with plantation shutters. Natural wood flooring. Ceiling cornice. Television aerial point. Radiator. Double glass panelled doors to:

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

25'9" x 23'6" (7.85m x 7.16m)

#### KITCHEN

Fitted with a comprehensive range of cream wall and base units with contrasting granite work surface over incorporating a 1 1/2 bowl sink unit. There are three Smeg ovens plus four ring gas hob. Extractor hood. Integrated Smeg dishwasher. Space for American style fridge freezer. Tiled floor and splashback. Recessed low voltage lighting. Ceiling cornice. Breakfast bar. Radiator. Integrated wine fridge.

#### LIVING DINING AREA

Ample space for living and dining suites. Crittal style bi folding doors provide access to the rear garden. Focal point of a Panadero log burning stove. Natural wood flooring. Four Velux windows with remote controls. Underfloor heating. Television aerial point.

#### UTILITY

6'6" x 5'7" (1.98m x 1.70m)

With wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. PVCu double glazed window to the side with plantation shutters. Radiator. Recessed low voltage lighting. Tiled floor.

#### CLOAKROOM

With white suite with chrome fittings comprising WC and vanity wash basin. Chrome heated towel rail. Tiled floor. Extractor fan.

### FIRST FLOOR

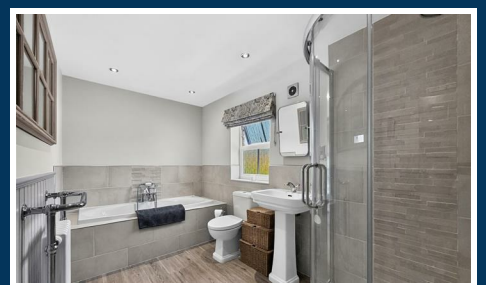
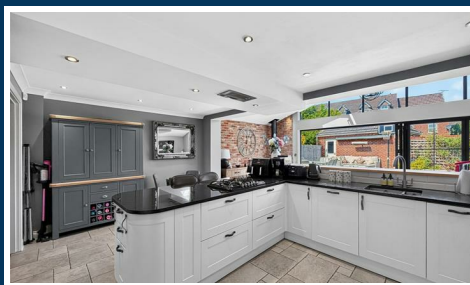
#### LANDING

PVCu double glazed window to the side. Radiator. Spindle balustrade staircase to second floor.

#### BEDROOM 2

16'2" x 12'0" (4.93m x 3.66m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.



### EN-SUITE

8'7" x 5'1" (2.62m x 1.55m)

With tiled shower enclosure, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the side. Tiled floor. Part tiled walls. Recessed low voltage lighting. Extractor fan.

### BEDROOM 3

13'4" x 9'1" (4.06m x 2.77m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.

### BEDROOM 4

13'4" x 9'0" (4.06m x 2.74m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

### BATHROOM

12'4" x 12'0" (3.76m x 3.66m)

Fitted with a contemporary white suite with chrome fittings comprising bath with mixer shower, tiled shower enclosure, pedestal wash hand basin and WC. Radiator with heated towel rail. Laminate flooring. Opaque PVCu double glazed window to the rear. Part panelled and part tiled walls. Recessed low voltage lighting. Extractor fan.

## SECOND FLOOR

### LANDING

PVCu double glazed window to the side. Airing cupboard.

### BEDROOM 1

19'6" x 16'0" (5.94m x 4.88m)

A superb principal suite with fitted wardrobes along one wall plus adjacent dressing room with radiator and further storage beyond. PVCu double glazed window to the front. Four Velux windows to the rear. Two radiators.

### EN-SUITE

9'52 x 5'2" (2.74m x 1.57m)

With a suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Chrome heated towel rail. Velux window to the rear. Tiled floor and walls. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

#### DETACHED DOUBLE GARAGE

Up and over doors to the front. Light and power. Door and window to the side.

To the front of the property is a flagged footpath with adjacent lawned gardens and gated access to the rear.

To the rear the gardens are accessed via the open plan living space and incorporate a large patio seating area with gardens beyond laid with artificial grass. The gardens are flanked by raised flowerbeds. There is access to external water and power point. Access to the garage. Driveway with EV charger.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

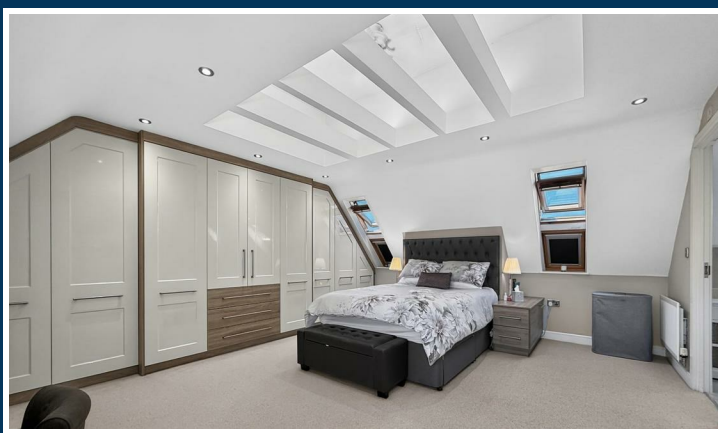
Trafford Band "F"

### TENURE

We are informed the property is held on a Leasehold basis for the residue of a 250 year term commencing 03/08/2005 and subject to a fixed Ground Rent of £250.00 per annum. Full details will be provided by our clients Solicitor.

### NOTE

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



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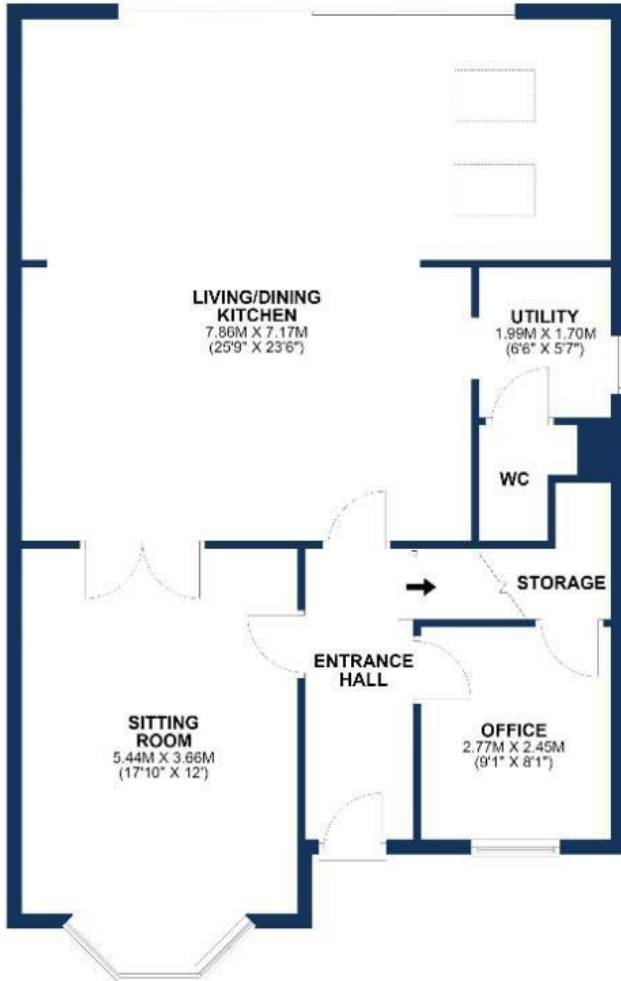
## FIRST FLOOR

APPROX. 63.1 SQ. METRES (678.9 SQ. FEET)



## GROUND FLOOR

APPROX. 88.9 SQ. METRES (956.9 SQ. FEET)



## SECOND FLOOR

APPROX. 43.6 SQ. METRES (469.2 SQ. FEET)



TOTAL AREA: APPROX. 195.6 SQ. METRES (2105.1 SQ. FEET)

Floorplan for illustrative purposes only



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