



Bollin Drive, Timperley, Altrincham, WA14

Guide Price: £565,000

Freehold

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Situated on the highly regarded Bollin Drive in Timperley, this impressive four bedroom extended semi detached home offers generous and versatile accommodation, complemented by excellent entertaining spaces and a superb rear garden. Ideally positioned for access to the popular amenities, schools and transport links that Timperley has to offer, the property is an excellent choice for families looking for a well connected and spacious home.

To the front, there is off road parking, with access through a welcoming porch into the entrance hall. To the right of the hall is a convenient cloakroom, along with an additional versatile room which could be utilised as excellent storage, a home office or a useful study space.

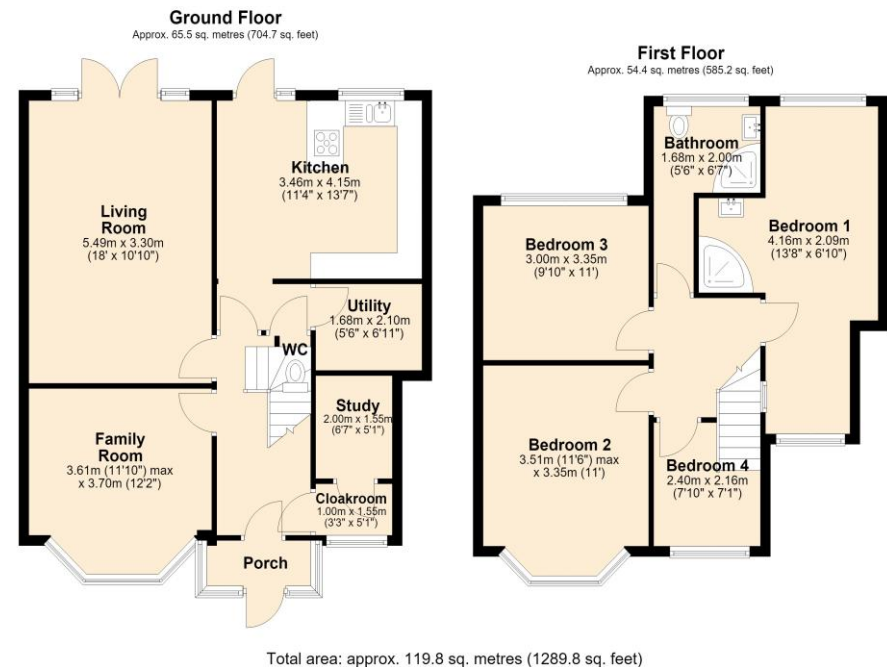
The ground floor continues with two spacious reception rooms. The front reception room is a particularly impressive space, featuring a beautiful bay window which floods the room with natural light and creates a lovely focal point. The rear reception room has been thoughtfully extended, providing a generous additional living space with patio doors opening onto the garden room.

To the rear of the property is a spacious kitchen diner, fitted with a modern range of wall and base units and providing plenty of room for both cooking and family dining. A useful utility room and downstairs WC add further practicality. From the kitchen, there is access into a fantastic garden room, which provides a wonderful additional reception and entertaining space with views and access towards the garden.

To the first floor are four generous sized bedrooms, together with a family bathroom fitted with a three-piece suite. The main bedroom is a fabulous size, offering ample space for a dressing area as well as the added benefit of its own walk in shower room, creating a fantastic private suite.

Externally, the rear garden is generously proportioned and designed with low maintenance in mind, it provides a fantastic outdoor space for families, entertaining and enjoying the warmer months. There is also a useful garden room, offering yet another versatile space which could be used as a home office, hobby room, gym or additional entertaining area.

- Freehold
- EPC Grade C
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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