

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



4 KERSAL DRIVE | TIMPERLEY

OFFERS OVER £360,000

NO ONWARD CHAIN A well proportioned semi detached family home within close proximity to Timperley village centre and with superb gardens which need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall with cloakroom/WC, front sitting room with doors leading onto the rear dining room which in turn leads onto the rear conservatory with double doors onto the garden, fitted kitchen with door to the side, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway which then leads to the detached garage at the rear. The gardens to the rear incorporate a patio seating area with superb lawns all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6UX

DESCRIPTION

A delightful semi detached family home standing within mature gardens incorporating a patio seating area with superb lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. The location is also ideal being within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation is superbly proportioned and well presented throughout yet presents any prospective purchaser the opportunity to extend and re-model subject to any relevant permissions being obtained. The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall with under stairs storage cupboard and access to the cloakroom/WC. Positioned towards the front of the property is a large sitting room with doors leading onto a separate dining room at the rear. From the dining room there is access onto the conservatory which overlooks and provides access to the attractive gardens at the rear. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood units and with door to the side.

To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally the drive provides ample off road parking and has adjacent lawned gardens with gates leading onto the side and rear and there is a detached garage.

The gardens incorporate a patio seating area with superb lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the proportions of the accommodation and potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor.

ENTRANCE HALL

Glass panelled composite front door. Radiator. Under stairs storage cupboard. Stairs to first floor. Telephone point.

CLOAKROOM

With low level WC and wash hand basin. Radiator. Part tiled walls. Opaque PVCu double glazed window to the front.

SITTING ROOM

15'0" x 11'6" (4.57m x 3.51m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Telephone point. Sliding glass panelled doors to:

DINING ROOM

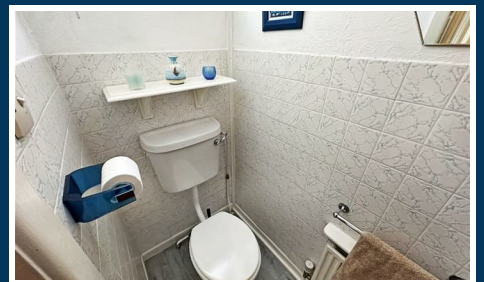
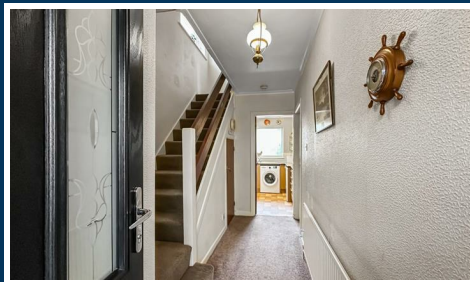
9'8" x 8'5" (2.95m x 2.57m)

With ceiling cornice. Radiator. Serving hatch. PVCu double glazed door to:

CONSERVATORY

14'4" x 10'10" (4.37m x 3.30m)

With PVCu double glazed door to the garden. Television aerial point.



KITCHEN

8'5" x 8'5" (2.57m x 2.57m)

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 plus four ring electric hob with stainless steel extractor hood. Space for fridge and plumbing for washing machine. Radiator. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Wall mounted Worcester combination gas central heating boiler. Tiled splashback. Ceiling cornice.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Airing cupboard. Loft access hatch.

BEDROOM 1

12'7" x 12'5" (3.84m x 3.78m)

PVCu double glazed window to the front. Radiator. Ceiling cornice.

BEDROOM 2

12'7" x 11'1" (3.84m x 3.38m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice.

BEDROOM 3

9'8" x 7'4" (2.95m x 2.24m)

PVCu double glazed window to the front. Radiator. Ceiling cornice. Storage cupboard.

BATHROOM

7'7" x 5'9" (2.31m x 1.75m)

With modern white suite with chrome fittings comprising tiled shower enclosure, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens. There is gated access to the rear where there is further parking and access to the detached garage and an external water feed.

The rear gardens incorporate a patio seating area with delightful lawns beyond all benefitting 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 "D"

TENURE

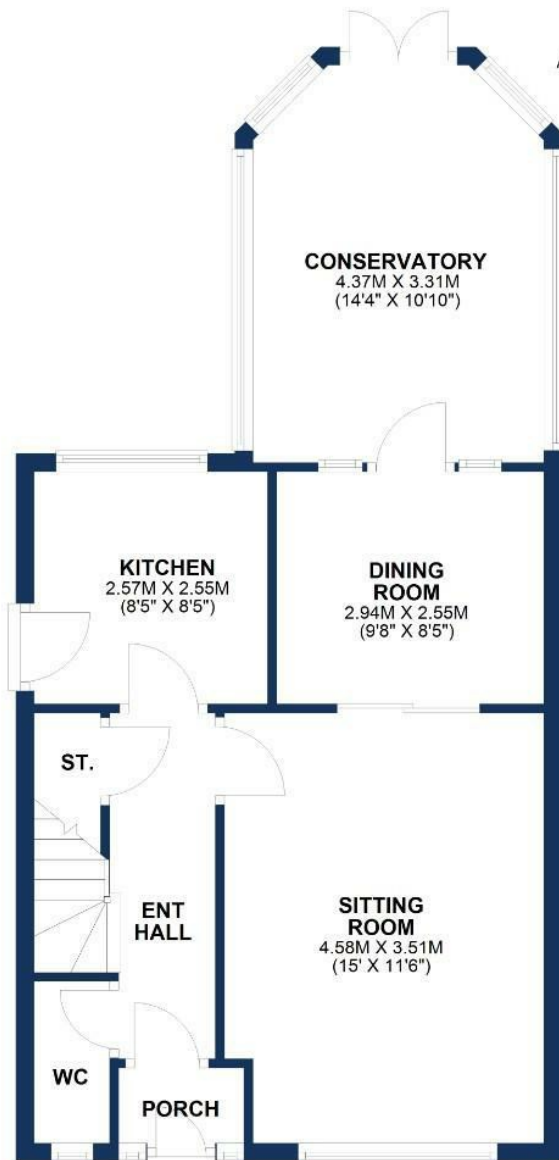
We are informed the property is Freehold. This should be verified by your Solicitor.

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. 96.5 SQ. METRES (1038.5 SQ. FEET)

Floorplan for illustrative purposes only



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