



101 GREENWAY ROAD | TIMPERLEY

£425,000

An extended semi detached family home ideally positioned within a sought after location in this quiet cul de sac. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room, sitting room to the rear opening onto the large conservatory with doors onto the rear garden, extended kitchen with door to the side, three excellent bedrooms to the first floor with bathroom/WC plus additional separate WC. Ample off road parking within the flagged driveway to the front which continues to the side and leads to the garage. The gardens to the rear incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6BL

## DESCRIPTION

A traditional semi detached family home lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station within easy reach.

This particular property has been extended to provide well proportioned accommodation and needs to be seen to be appreciated. An enclosed porch leads onto a welcoming entrance hall and towards the front of the property is a separate dining room whilst to the rear is a large sitting room with access onto the conservatory. There are doors from the conservatory onto the attractive gardens to the rear. The kitchen is fitted with a comprehensive range of units and there is space for all appliances and door to the side driveway.

To the first floor the extension has created three excellent bedrooms which are serviced by the bathroom/WC plus an additional separate WC.

Externally towards the front of the property the drive provides off road parking and there is gated access to the side where the driveway continues leading to the garage. The rear gardens incorporate a patio seating area with delightful lawns beyond.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

14'5" x 6'4" (4.39m x 1.93m)

With glass panelled front door. Opaque PVCu double glazed window to the side. Laminate flooring. Spindle balustrade staircase to first floor. Picture rail. Radiator. Telephone point. Understairs storage cupboard housing the gas central heating boiler.

#### DINING ROOM

13'5" x 11'0" (4.09m x 3.35m)

With PVCu double glazed bay window to the front. Radiator. Laminate flooring. Ceiling cornice.

#### SITTING ROOM

15'10" x 10'1" (4.83m x 3.07m)

A superb second reception room with a focal point of a living flame gas fire with marble effect insert and hearth. Ceiling cornice. Radiator.

#### CONSERVATORY

14'4" x 9'0" (4.37m x 2.74m)

With PVCu double glazed double doors to the rear garden. Light and power. Radiator.

#### KITCHEN

23'1" x 6'4" (7.04m x 1.93m)

With a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for all appliances. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side. Tiled splashback. Radiator.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

### BEDROOM 1

13'6" x 11'0" (4.11m x 3.35m)

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

### BEDROOM 2

11'10" x 10'1" (3.61m x 3.07m)

PVCu double glazed window to the rear. Fitted wardrobes. Loft access hatch with pull down ladder to boarded loft space. Radiator.

### BEDROOM 3

20'4" x 6'4" (6.20m x 1.93m)

With PVCu double glazed window overlooking the rear garden. Radiator.

### BATHROOM

7'1" x 5'5" (2.16m x 1.65m)

Fitted with a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Tiled walls. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

### ADDITIONAL WC

With WC and opaque PVCu double glazed window to the side.

### OUTSIDE

#### GARAGE

With up and over door to the front.

The driveway to the front provides off road parking and there are gates leading to the side where there is also the garage toward the rear.

The rear gardens incorporate a patio seating area with delightful lawns beyond with fence borders.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

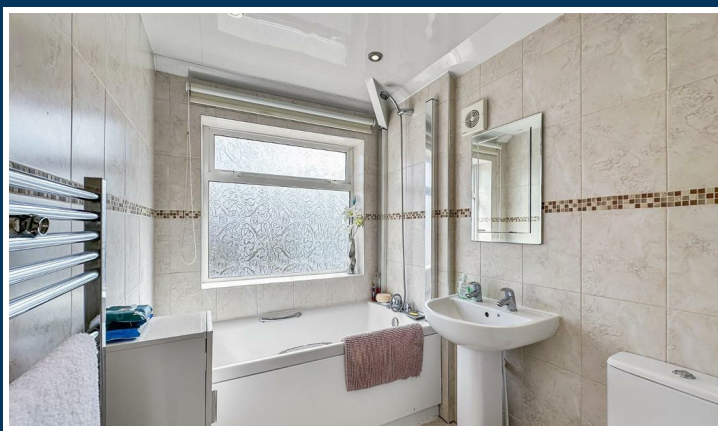
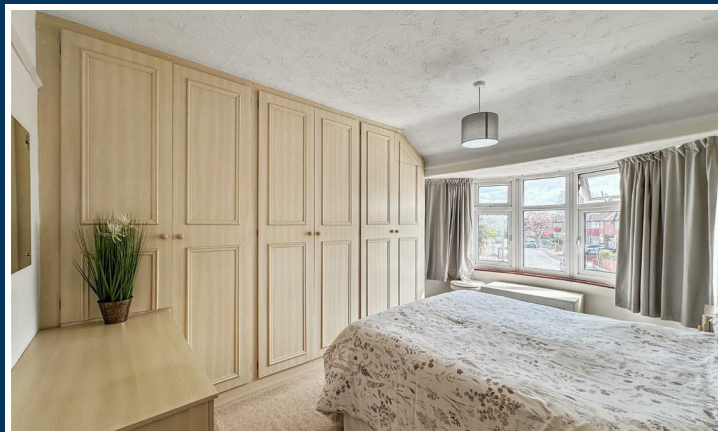
Trafford Band "C"

### 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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## GROUND FLOOR

APPROX. 63.2 SQ. METRES (679.9 SQ. FEET)



## FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.5 SQ. FEET)



TOTAL AREA: APPROX. 108.2 SQ. METRES (1164.4 SQ. FEET)

Floorplan for illustrative purposes only



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