



## 34 GOODWOOD CRESCENT | TIMPERLEY

OFFERS IN THE REGION OF £575,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned semi detached family home occupying an enviable position towards the head of this quiet cul de sac with superb gardens that need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room with sliding glass panelled doors to a rear dining room which in turn has double doors leading onto the rear conservatory with door to the garden. The ground floor accommodation is completed by the fitted kitchen with adjacent cloakroom/WC plus shower cubicle. To the first floor there are three bedrooms and the family bathroom with separate WC. Towards the front of the property is ample off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the potential of the accommodation on offer along with the gardens.

**POSTCODE: WA15 7BD**

## DESCRIPTION

Set within a desirable cul de sac location this well proportioned semi detached family home stands within extensive grounds with rear gardens benefitting from a southerly aspect to enjoy the sun throughout the day.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall which in turn leads onto the bay fronted sitting room with a focal point of a living flame gas fire with stone effect surround and hearth. Sliding glass panelled doors then lead onto the separate dining room which can also be accessed via the kitchen and has double doors leading onto the rear conservatory. From the conservatory there is access onto the delightful south facing rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units and with rear entrance vestibule leading onto the cloakroom/WC plus separate shower cubicle and with door to the double garage.

To the first floor the principal bedroom has a bay window to the front and fitted wardrobes and there is a second double bedroom with fitted wardrobes to the rear overlooking the gardens. There is a well proportioned third bedroom positioned to the front of the property and the accommodation is completed by the bathroom with separate WC.

Externally to the front of the property the driveway provides off road parking and access to the integral garage and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and fence borders. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with Timperley village centre within close proximity.

An appointment to view is highly recommended as the property offers any prospective purchaser the potential to extend subject to the relevant permissions being obtained.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Recessed low voltage lighting. Door to:

#### ENTRANCE HALL

Glass panelled PVCu double glazed front door. Laminate flooring. Radiator. Under stairs storage cupboard. Stairs to first floor. Ceiling cornice.

#### SITTING ROOM

**14'5" x 11'11" (4.39m x 3.63m)**

With PVCu double glazed bay window to the front. Focal point of a living flame gas fire with stone effect surround and hearth. Radiator. Telephone point. Television aerial point. Sliding glass panelled doors to:

#### DINING ROOM

**11'11" x 8'5" (3.63m x 2.57m)**

With radiator. Laminate flooring. PVCu double glazed double doors to:

#### CONSERVATORY

**11'11" x 9'9" (3.63m x 2.97m)**

Double doors onto the rear garden. Laminate flooring. Power point. Wall lights.

#### KITCHEN

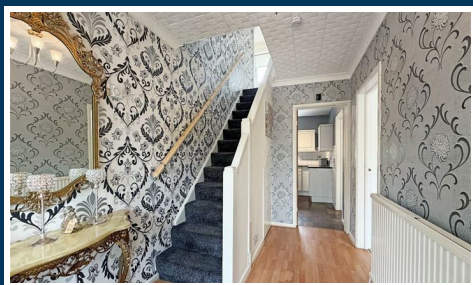
**18'7" x 9'10" (5.66m x 3.00m)**

With a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Two PVCu double glazed windows overlooking the rear garden. Radiator.

#### CLOAKROOM

**5'7" x 4'2" (1.70m x 1.27m)**

With WC and vanity wash basin. Laminate flooring. Half tiled walls. Radiator. Recessed low voltage lighting. Extractor fan. Adjacent recently installed free standing shower cubicle.



## 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 wardrobe and drawer. Radiator.

### BEDROOM 2

11'8" x 10'8" (3.56m x 3.25m)

PVCu double glazed window overlooking the rear garden. Radiator. Telephone point.

### BEDROOM 3

7'11" x 7'10" (2.41m x 2.39m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

7'6" x 5'5" (2.29m x 1.65m)

With a white suite with chrome fittings comprising panelled bath with electric shower over plus pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Laminate flooring. Half tiled walls. Airing cupboard housing Ideal combination gas central heating boiler.

### SEPARATE WC

With WC and opaque PVCu double glazed window to the rear. Half tiled walls.

## OUTSIDE

### DOUBLE GARAGE

24'6" x 22'2" (7.47m x 6.76m)

With remote up and over door to one side and additional manual up and over door to the other. Windows to the side and rear plus door to the side leading onto the garden. Light and power.

To the front of the property the driveway provides ample off road parking for several vehicles and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and fence borders. The rear gardens have a high degree of privacy and benefit 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

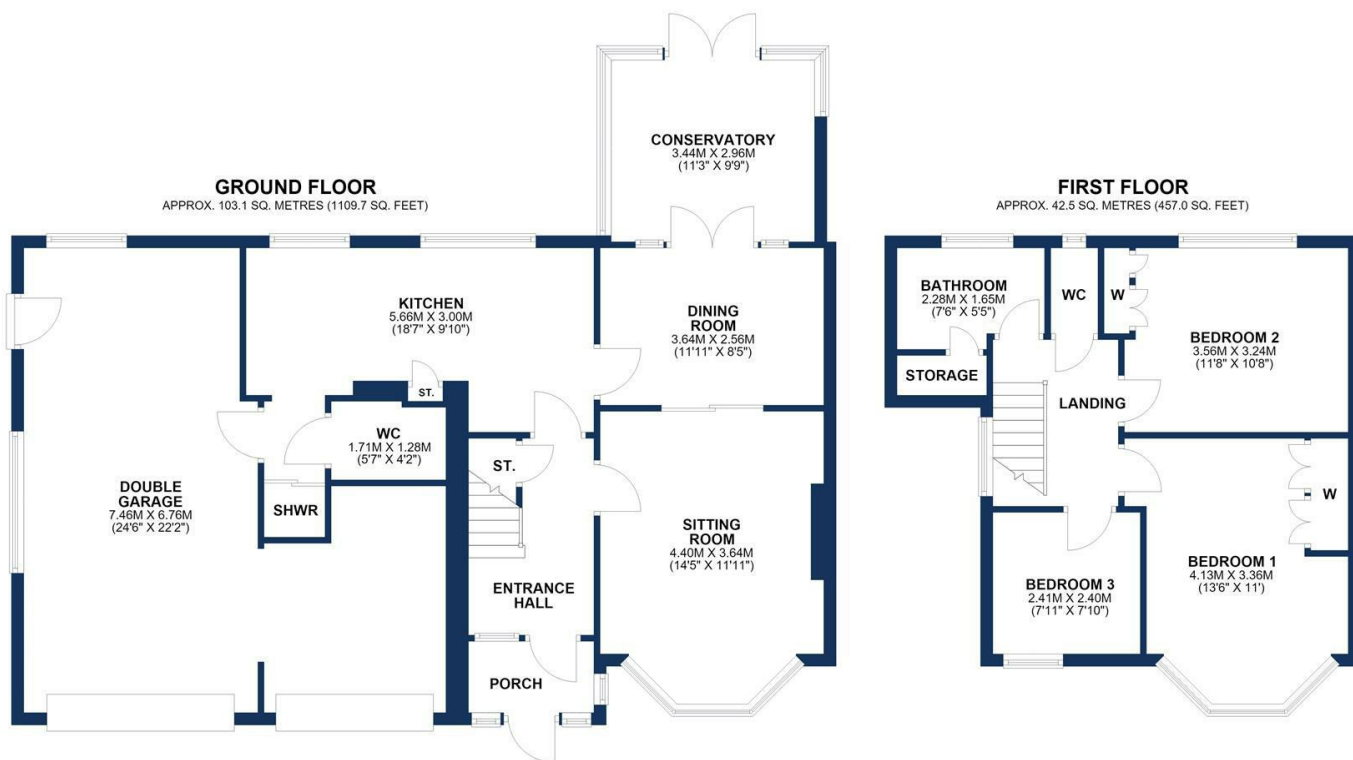
We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 145.6 SQ. METRES (1566.7 SQ. FEET)  
Floorplan for illustrative purposes only



#### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM