



ID ACRESFIELD ROAD | TIMPERLEY

£950,000

A superbly proportioned and beautifully presented semi detached family home constructed by Landmark Living in 2019 and ideally positioned within easy reach of Timperley village centre and with Timperley Metrolink station less than 1/2 mile distant. The accommodation is arranged over three floors and briefly comprises welcoming entrance hall, bay fronted sitting room, impressive open plan living dining kitchen with quality integrated appliances and bi folding doors onto the rear gardens. separate utility room and large cloakroom/WC. To the first floor the principal bedroom benefits from an en-suite shower room/WC and there is a second large double bedroom with adjacent family bathroom/WC. The accommodation is completed by the second floor which offers two further double bedrooms plus additional shower room/WC and large drying room/store. Externally there is off road parking within the driveway and gated access to the side. To the rear the gardens incorporate a patio seating area with artificial lawned gardens beyond plus detached home office with adjacent store. Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA15 6HX

DESCRIPTION

The Acres is an exclusive and stunning development of 4 beautifully crafted family homes constructed in 2019 by Landmark Living. Situated on Acresfield Road, a highly desirable and sought after location, The Acres is within close proximity of Timperley Village and Altrincham, both thriving towns which benefit from an abundance of stylish restaurants, bars, gyms, golf courses and mainstream shopping facilities. The stylish and charming village of Hale is less than 3 miles away.

Each property has been meticulously designed to create a stylish, luxurious and unique home in which the owners will enjoy the very highest standard and quality of living. All materials, specifications and finishes have been carefully chosen to give this development a prevailing sense of grandeur and sumptuousness.

The accommodation is arranged over three floors, specially designed for family living. In brief the property comprises welcoming entrance hall, sitting room, magnificent open plan kitchen/dining area with adjacent family room with bi-folding doors to the rear gardens, the ground floor is completed by the cloakroom/WC. To the first floor the principle bedroom benefits from an en suite shower room/WC and there is a further double bedroom plus family bathroom/WC. To the second floor there are two further double bedrooms, shower room/WC and large storage cupboard/drying room.

Externally the driveway provides off road parking and there is gated access to the side. To the rear there is a patio seating area with gardens beyond laid with artificial grass. There is the added benefit of a detached home office with adjacent store.

The area benefits from excellent transport links with the M56, M6, M60 and M62 less than 10 minutes drive away. Timperley Metrolink Station is less than half a mile away providing a commuter service into Manchester City Centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Tiled floor. Under stairs storage cupboard. Stairs to first floor.

SITTING ROOM

15'9" x 13'8" (4.80m x 4.17m)

With triple glazed aluminium framed bay window to the front. Underfloor heating. TV/data point. Recessed low voltage lighting. Telephone point.

OPEN PLAN LIVING DINING KITCHEN

24'2" x 18'1" (7.37m x 5.51m)

The kitchen is fitted with Siematic units with Silestone worktops incorporating a sink unit and with breakfast bar. Integrated appliances by Neff include multifunction oven/grill plus microwave, dishwasher, induction hob. Integrated fridge freezer. Air Uno built in ceiling extractor. Natural stone flooring. Contemporary aluminium bi folding doors to the rear gardens. TV/data/telephone point.

UTILITY ROOM

6'0" x 5'3" (1.83m x 1.60m)

Providing worktop space plus large storage unit and space for washer and dryer. Underfloor heating. Recessed low voltage. Extractor fan.

CLOAKROOM

7'11" x 4'10" (2.41m x 1.47m)

With Duravit sanitary ware plus wash hand basin. Opaque triple glazed aluminium framed window to the front. Underfloor heating.

FIRST FLOOR

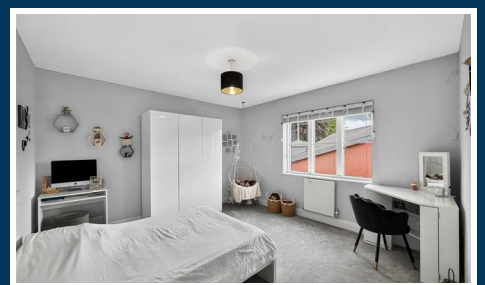
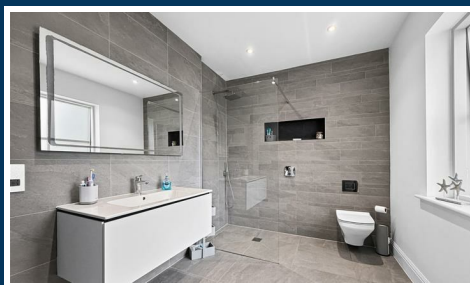
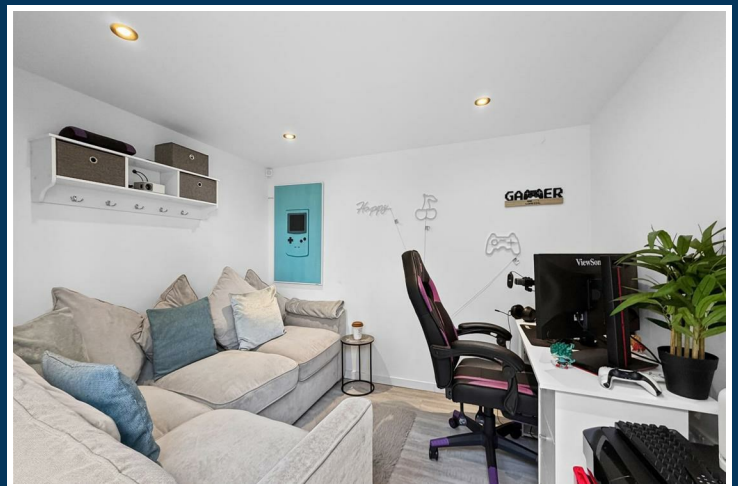
LANDING

Stairs to second floor.

BEDROOM 1

15'9" x 13'7" (4.80m x 4.14m)

With triple glazed aluminium framed bay window to the front. Radiator. TV/data/telephone point.



EN-SUITE

10'1" x 7'7" (3.07m x 2.31m)

Fitted with a white Duravit suite comprising shower enclosure, WC and vanity wash basin. Tiled floor. Majority tiled walls. Recessed low voltage lighting. Opaque triple glazed window to the front. Extractor fan. Heated towel rail.

BEDROOM 2

13'7" x 13'3" (4.14m x 4.04m)

With triple glazed window to the rear. Radiator. TV/data/telephone point.

BATHROOM

10'1" x 7'8" (3.07m x 2.34m)

Fitted with a white Duravit suite with contrasting chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Majority tiled walls. Tiled floor. Triple glazed window to the rear. Recessed low voltage lighting. Extractor fan. Heated towel rail.

SECOND FLOOR

LANDING

Triple glazed window to the side. Access to store room measuring 10'1" x 7'8" housing hot water system and used as a drying room plus fitted storage.

BEDROOM 3

13'9" x 13'5" (4.19m x 4.09m)

With two Velux windows to the rear. Radiator. TV/data/telephone point.

BEDROOM 4

13'9" x 12'8" (4.19m x 3.86m)

With triple glazed double doors to a balcony seating area with glass balustrade. Radiator. TV/data/telephone point.

SHOWER ROOM

With a white Duravit suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Tiled walls. Triple glazed window to the front. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access towards the rear. To the rear the gardens have an Indian stone patio seating area with gardens beyond laid with artificial grass. There is also the added benefit of a detached home office with light, power and internet feed and with bi folding doors to the garden and also with adjacent store room with light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

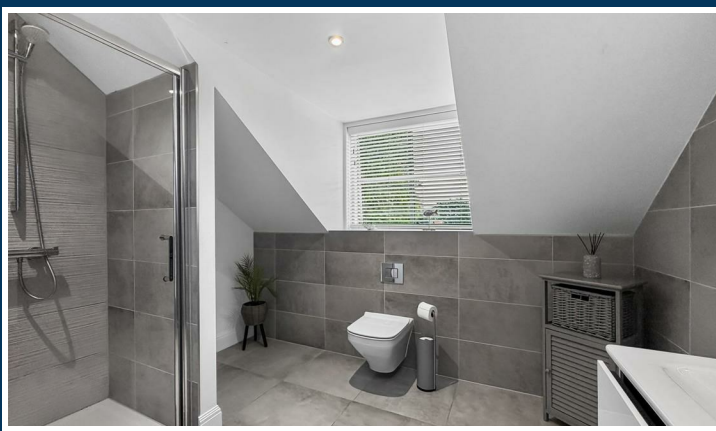
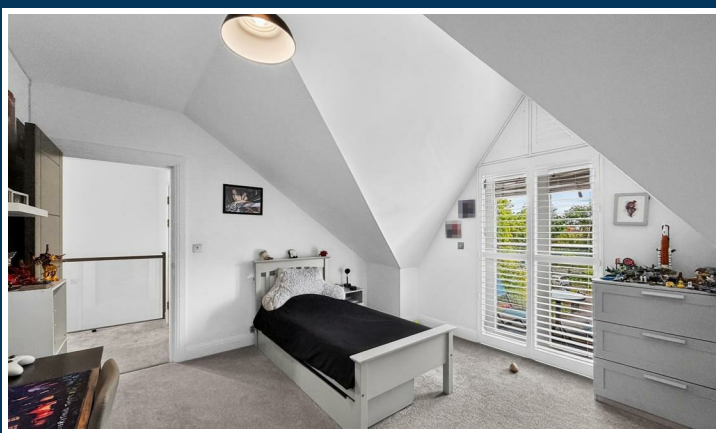
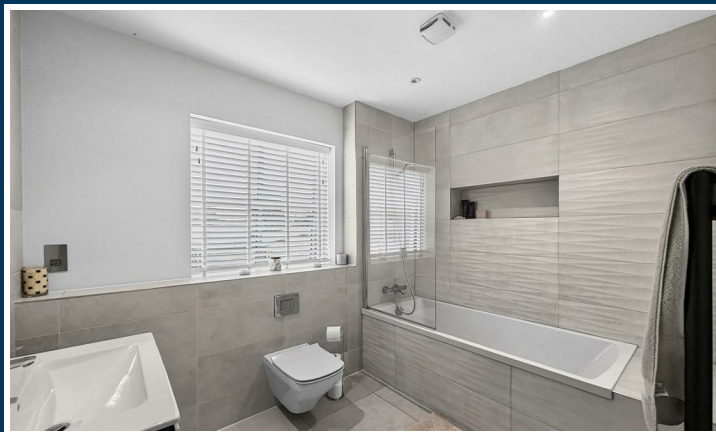
Trafford Band "E"

TENURE

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

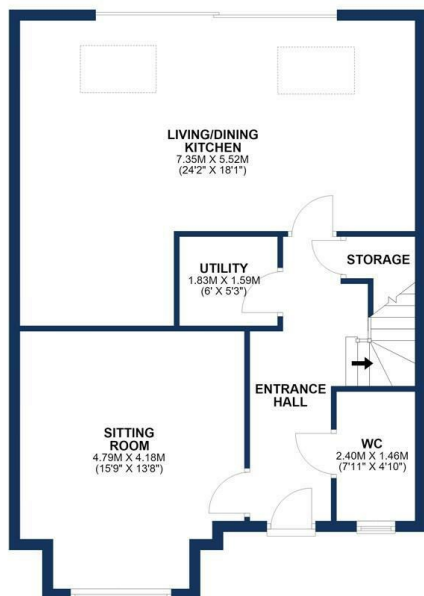
NOTE

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. 72.0 SQ. METRES (774.5 SQ. FEET)



TOTAL AREA: APPROX. 192.0 SQ. METRES (2066.3 SQ. FEET)
Floorplan for illustrative purposes only

FIRST FLOOR
APPROX. 60.3 SQ. METRES (648.6 SQ. FEET)



SECOND FLOOR
APPROX. 59.8 SQ. METRES (643.2 SQ. FEET)



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