



## 1 BRANSON WALK | TIMPERLEY

£335,000

A superbly proportioned semi detached family home in a popular residential location and occupying an enviable corner plot with extensive gardens and off road parking. The accommodation briefly comprises entrance hall, full depth sitting room to one side and dining kitchen to the other, full depth principle bedroom plus 2 further bedrooms serviced by the bathroom with separate WC. To the front of the property is gated pedestrian access with adjacent lawned gardens whilst to the side a driveway provides off road parking and further lawned garden and gated access to the rear. The rear gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended to appreciate the accommodation and the plot on offer.

POSTCODE: WA15 7DT

## DESCRIPTION

Built to a traditional design this attractive double fronted semi detached family home forms part of a popular location containing houses mainly of a similar design.

The property is superbly proportioned throughout. To the ground floor the entrance hall leads onto a full depth sitting room to one side whilst to the other is a full depth dining kitchen fitted with a comprehensive range of light wood units and with access to the rear garden. To the first floor the principal bedroom again runs the full depth of the property and there are two further well proportioned bedrooms serviced by the family bathroom and separate WC fitted with a white suite with chrome fittings.

Externally to the front of the property there is gated pedestrian access with adjacent lawned garden. Towards the side double gates lead onto the driveway providing ample off road parking and with further lawned gardens all with mature hedge borders. To the side is an external water feed and gated access to the rear. Immediately to the rear and accessed via the kitchen is a patio seating area with delightful lawns beyond with fence border and a further external water feed.

The location is ideal being within easy reach of Timperley village centre and with Altrincham town centre a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb property and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Glass panelled PVCu double glazed front door. Radiator. Meter cupboard. Stairs to first floor.

#### DINING KITCHEN

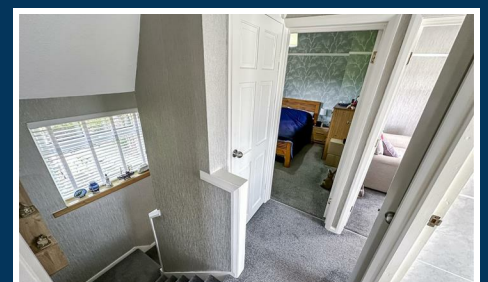
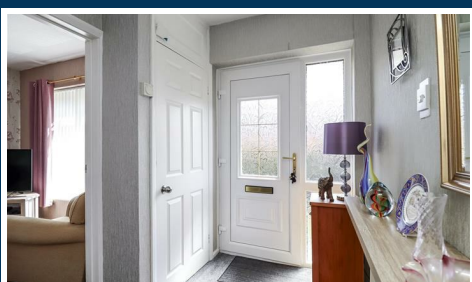
**15'11" x 8'11" (4.85m x 2.72m)**

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating sink unit with drainer. Integrated double oven plus 4 ring gas hob with stainless steel extractor hood. Space for fridge freezer, dishwasher, dryer and plumbing for washing machine. Ample space for table and chairs. Radiator. Two PVCu double glazed windows to the rear and one to the front. PVCu double glazed door provides access to the garden. Tiled splashback. Cupboard housing Worcester combination gas central heating boiler installed June 2024.

#### SITTING ROOM

**15'11" x 10'1" (4.85m x 3.07m)**

With PVCu double glazed window to the front and sliding PVCu double glazed door to the rear garden. Focal point of a living flame gas fire with marble effect surround and hearth. Radiator. Television aerial point. Telephone point.



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

15'11" x 8'11" (4.85m x 2.72m)

PVCu double glazed windows to the side and rear. Picture rail. Radiator.

### BEDROOM 2

10'1" x 8'10" (3.07m x 2.69m)

PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM 3

10'1" x 6'9" (3.07m x 2.06m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

5'11" x 4'11" (1.80m x 1.50m)

With a white suite with chrome fittings comprising panelled bath with shower over and pedestal wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls.

### SEPARATE WC

With low level WC and opaque PVCu double glazed window to the front. Tiled walls.

### OUTSIDE

To the front of the property there is gated pedestrian access with adjacent lawned gardens. Towards the side double gates provide access to the driveway providing off road parking and with further lawned garden. There is gated access to the rear and external water feed. Immediately to the rear is a patio seating area accessed via the kitchen and sitting room with delightful lawned gardens beyond with fence borders and further external water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

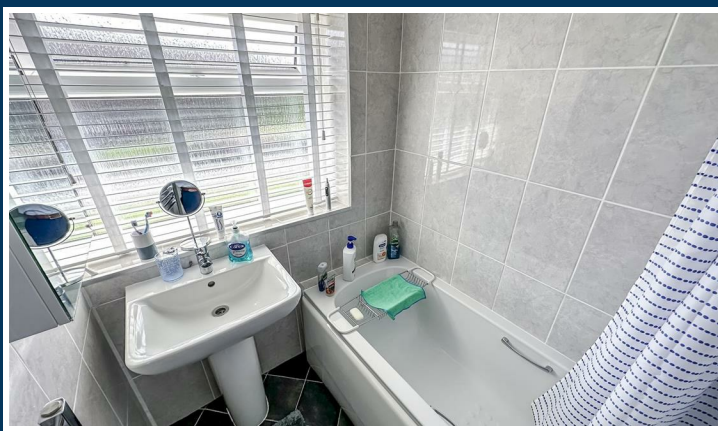
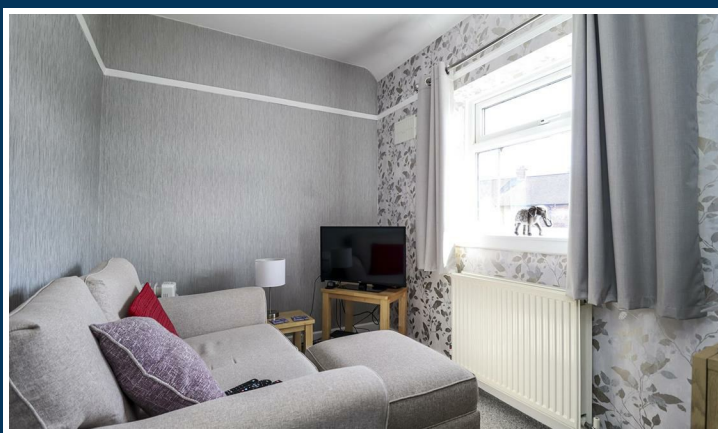
Band "B"

### TENURE

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

### NOTE

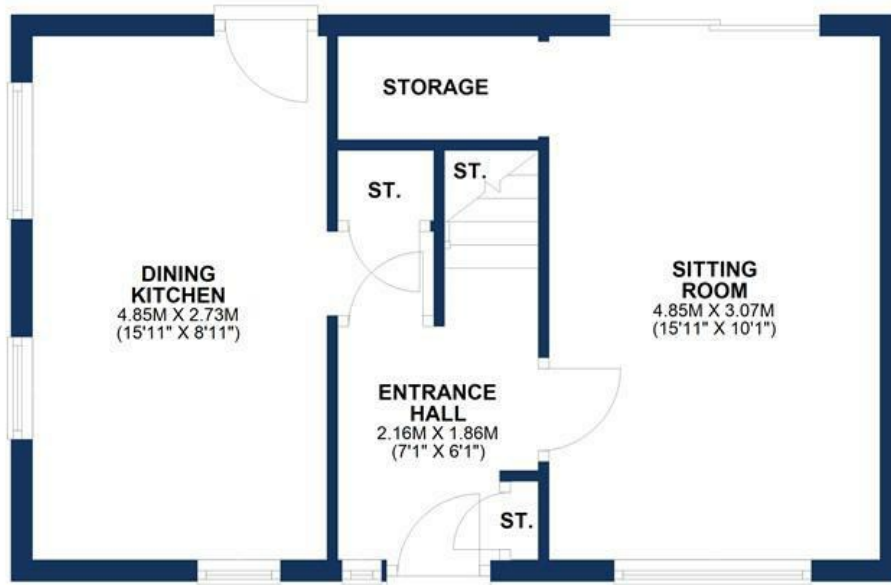
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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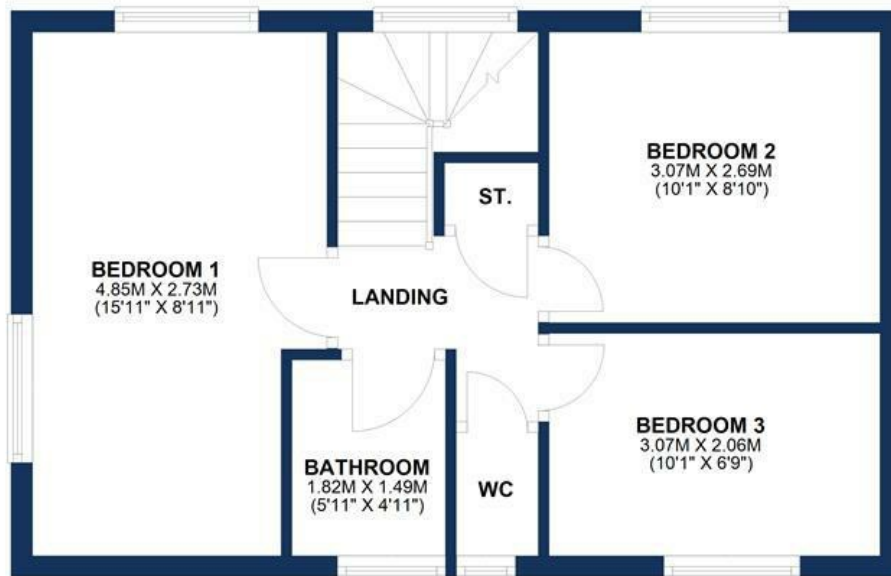
## GROUND FLOOR

APPROX. 38.1 SQ. METRES (410.5 SQ. FEET)



## FIRST FLOOR

APPROX. 38.1 SQ. METRES (410.5 SQ. FEET)



TOTAL AREA: APPROX. 76.3 SQ. METRES (820.9 SQ. FEET)

Floorplan for illustrative purposes only



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