



2 CAWDOR PLACE | TIMPERLEY

£450,000

NO ONWARD CHAIN A superb semi detached family home occupying an enviable corner plot and located within the heart of Timperley village. The accommodation briefly comprises recessed porch, welcoming entrance hall with cloakroom/WC, bay fronted dining room with double doors leading onto an extended rear sitting room with doors onto the rear gardens and also doors to the extended breakfast kitchen which in turn leads onto the side gardens and the entrance hall. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC. There is off road parking within the driveway to the front and there is a second driveway to the rear leading to the detached double garage. The gardens to the side are laid mainly to lawn and there is a further garden area immediately to the rear of the property. The property is well presented throughout and needs to be seen to be appreciated.

POSTCODE: WA15 7XA

DESCRIPTION

This bay fronted semi detached family home is ideally positioned approximately 150 yards from the village centre. The property is generously proportioned throughout and incorporates a living space that has been extended in recent years and needs to be seen to be appreciated.

The accommodation is approached via a recessed porch leading onto the welcoming entrance hall. The entrance hall provides access to the cloakroom/WC and an under stairs storage cupboard and has a door leading onto the front dining room and also the breakfast kitchen. The dining room has a bay window and double doors then lead onto the extended sitting room at the rear. The sitting room has double doors leading onto the rear gardens and a focal point of a living flame gas fire and there are further glazed double doors leading onto the breakfast kitchen. The breakfast kitchen is fitted with a comprehensive range of light wood units, has ample space for dining suite and double doors lead onto the gardens at the side.

To the first floor there are three excellent bedrooms, two of which benefit from fitted wardrobes and the third has a fitted storage cupboard. The first floor accommodation is completed by the generously proportioned family bathroom/WC fitted with a full suite including bath and separate tiled shower cubicle.

To the front of the property the driveway provides off road parking whilst to the rear is a further driveway providing parking and access to the detached double garage. The gardens to the side incorporate a patio seating area with lawned gardens beyond with well stocked flowerbeds and there is a further paved seating area to the rear accessed via the sitting room.

As previously mentioned the property is ideally placed being within close proximity to Timperley village centre and also lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door. Stairs to first floor. Radiator. PVCu double glazed windows to the front and side. Under stairs storage cupboard.

DINING ROOM

13'0" x 10'4" (3.96m x 3.15m)

PVCu double glazed bay window to the front. Radiator. Dado rail. Ceiling cornice. Glass panelled doors to:

SITTING ROOM

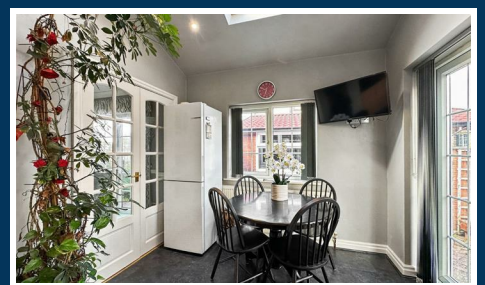
20'6" x 10'4" (6.25m x 3.15m)

With a focal point of a living flame gas fire with marble effect insert and hearth. Dado rail. Ceiling cornice. Radiator. Television aerial point. Telephone point. Double glass panelled doors to the kitchen. PVCu double glazed door provides access to the rear patio seating area.

BREAKFAST KITCHEN

19'6" x 9'4" (5.94m x 2.84m)

A superb breakfast kitchen fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated appliances by Siemens include double oven/grill, four ring gas hob, dishwasher and fridge freezer. Stainless steel extractor hood. Plumbing for washing machine. Space for table and chairs. PVCu double glazed windows to the side and rear. Tiled splashback. Radiator. PVCu double glazed doors lead onto the side patio seating area with lawned gardens beyond. Low voltage lighting. Velux window to the rear.



CLOAKROOM

With WC and wash hand basin. Tiled splashback. Wall mounted combination gas central heating boiler.

FIRST FLOOR

LANDING

Access to boarded loft.

BEDROOM 1

12'9" x 10'4" (3.89m x 3.15m)

With PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 2

13'0" x 10'4" (3.96m x 3.15m)

PVCu double glazed bay window to the front. Fitted wardrobes. Laminate flooring. Radiator. Loft access hatch with pull down ladder to boarded loft space with light and power.

BEDROOM 3

11'7" x 6'6" (3.53m x 1.98m)

A superb third bedroom with PVCu double glazed windows to the side and rear. Radiator. Over stairs storage cupboard.

BATHROOM

12'10" x 9'3" (3.91m x 2.82m)

A generously proportioned bathroom with suite comprising bath, separate tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed windows to the side and rear. Radiator.

OUTSIDE

DOUBLE GARAGE

17'5" x 16'6" (5.31m x 5.03m)

With double up and over doors to the front. Door and window to the side. Light and power.

To the front of the property the block paved drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds and gates lead onto the side. To the side the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. External water and power points. Immediately to the rear of the property is a secondary patio seating area accessed via the sitting room.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

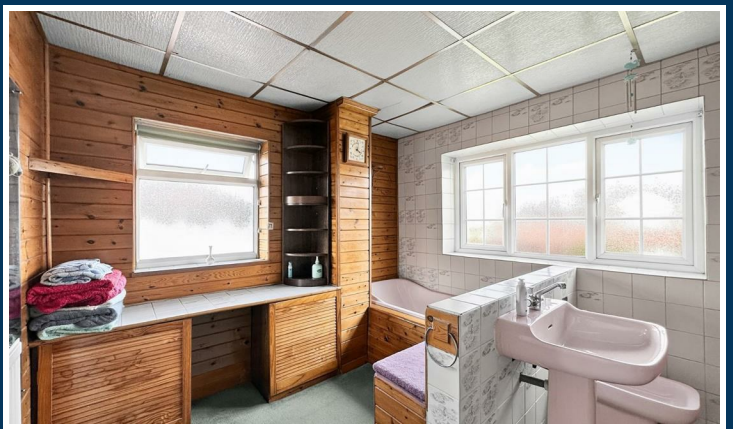
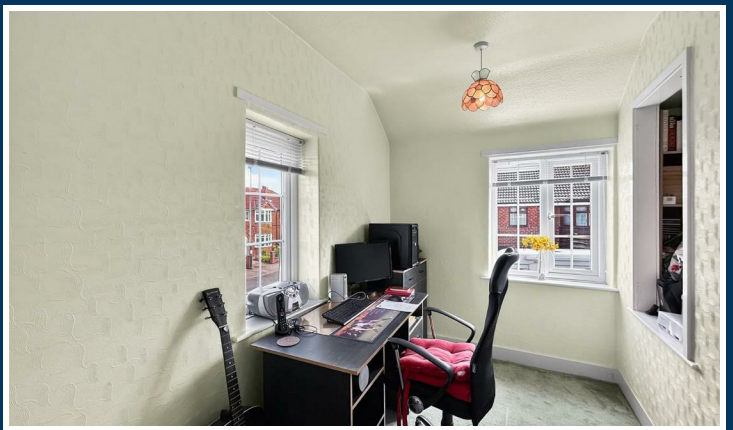
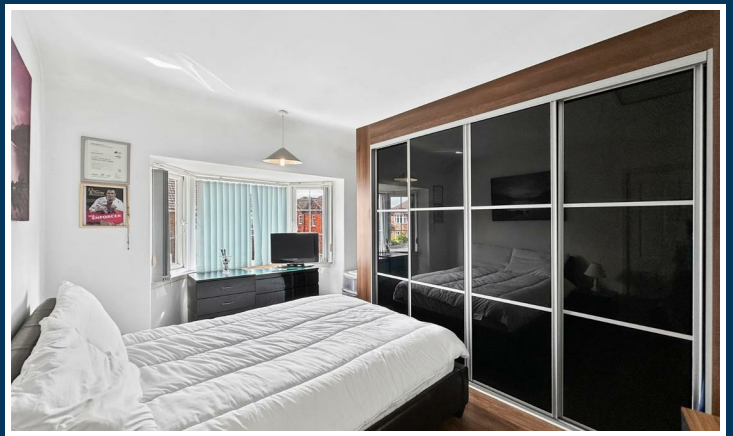
Trafford Band "C"

TENURE

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

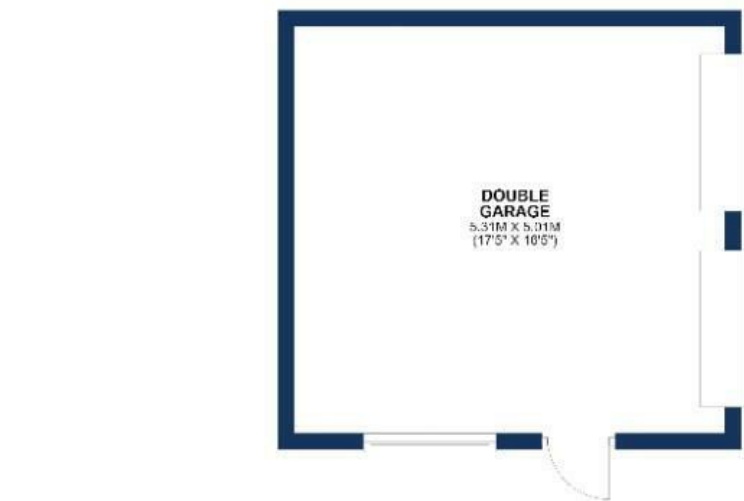
NOTE

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

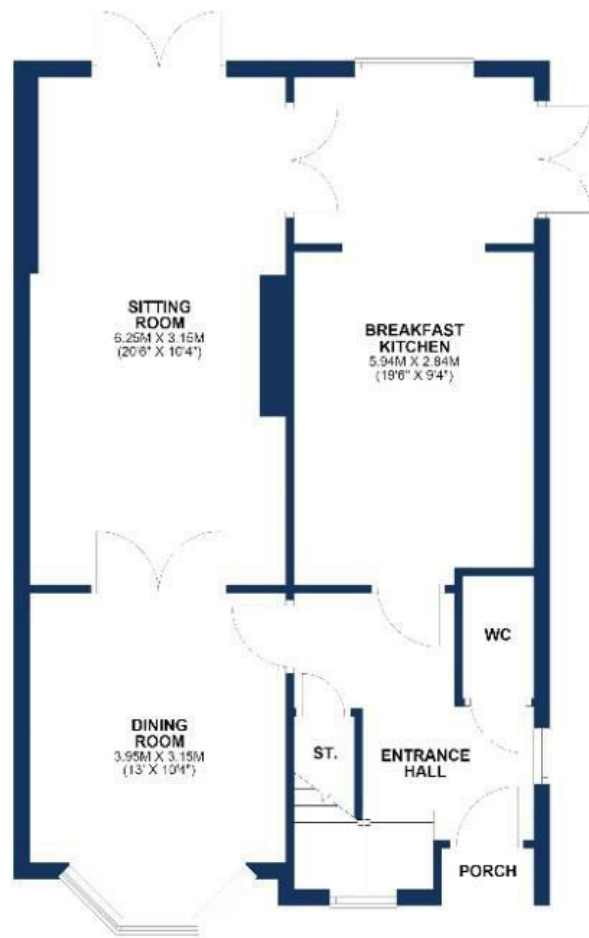


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GROUND FLOOR
APPROX. 87.8 SQ. METRES (945.0 SQ. FEET)



TOTAL AREA: APPROX. 135.6 SQ. METRES (1459.6 SQ. FEET)
Floorplan for illustrative purposes only



FIRST FLOOR
APPROX. 47.8 SQ. METRES (514.5 SQ. FEET)



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