



**26 ARDERNE ROAD | TIMPERLEY**

**OFFERS IN THE REGION OF £450,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** Fully modernised and extended to an excellent standard this superbly presented family home is in an ideal location. The accommodation briefly comprises entrance vestibule, sitting room, open plan area with ample space for living and dining suites plus newly installed kitchen complete with central island and doors leading onto the rear gardens, cloakroom/WC. To the first floor there are three bedrooms plus modern bathroom/WC. Off road parking to the front within the driveway and gated access to the side and rear. To the rear the gardens incorporate a patio seating area with lawns beyond with the added benefit of a detached home office or gym with light and power. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6HJ

## DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings.

Upon entering the property there is an impressive open plan living dining kitchen fitted with a comprehensive range of newly installed units and complete with central island and access to the rear garden. There is a range of integrated appliances and ample space for living and dining suites. The ground floor accommodation is completed by the cloakroom/WC. To the front is the sitting room with bay window.

To the first floor there are three bedrooms and bathroom fitted with a contemporary white suite with contrasting black fittings.

To the front of the property the tarmac driveway provides off road parking and there is gated access to the side. To the rear is a patio seating area with lawns beyond and also providing access to the detached home office/gym.

The property is well placed being in the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station providing a commuter service into Manchester.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Composite front door. Radiator. Spindle balustrade staircase to first floor.

#### SITTING ROOM

**13'0" x 9'10" (3.96m x 3.00m)**

Laminate wood flooring. Two contemporary radiators. PVCu double glazed bay window to the front. Recessed low voltage lighting.

#### OPEN PLAN LIVING DINING KITCHEN

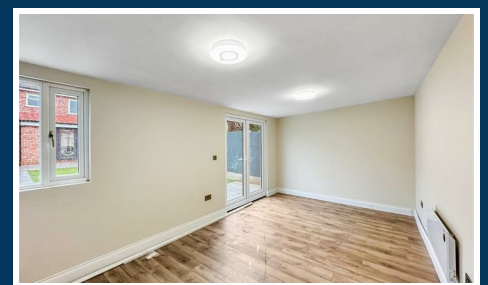
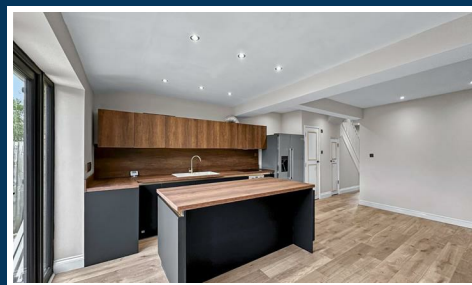
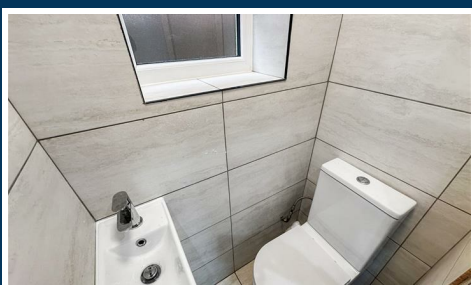
**18'11" x 15'4" (5.77m x 4.67m)**

An excellent open plan area with ample space for living and dining suites and with laminate wood flooring throughout. The kitchen is fitted with a comprehensive range of newly installed wall and base units with contrasting work surface over incorporating a blanco sink unit with drainer. Central island with breakfast bar. AEG dishwasher. Hotpoint washing machine. Bosch induction hob with extractor hood over. American style fridge freezer. PVCu double glazed doors provide access to the rear gardens. Recessed low voltage lighting. Access to understairs storage cupboard housing the newly installed combination gas central heating boiler. Two contemporary radiators.

#### CLOAKROOM

With WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled walls and floor.

### FIRST FLOOR



## LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to loft space.

## BEDROOM 1

13'2" x 9'1" (4.01m x 2.77m)

With PVCu double glazed bay window to the front. Radiator. Recessed low voltage lighting.

## BEDROOM 2

9'5" x 9'1" (2.87m x 2.77m)

PVCu double glazed window to the rear. Recessed low voltage lighting. Radiator.

## BEDROOM 3

6'0" x 5'9" (1.83m x 1.75m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

## BATHROOM

8'7" x 6'0" (2.62m x 1.83m)

Fitted with a contemporary white suite with contrasting black fittings comprising walk in shower enclosure, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

## OUTSIDE

### OFFICE

18'7" x 10'1" (5.66m x 3.07m)

With PVCu double glazed double doors to the front. PVCu double glazed window to the front. Electric heater. Laminate flooring. Light and power.

An ideal addition to the property and could be used as a home office or gym.

To the front of the property the tarmac drive provides off road parking and has gated access to the side. To the rear the gardens incorporate a patio seating area with lawned gardens beyond all with fence borders and has access to external power points and water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

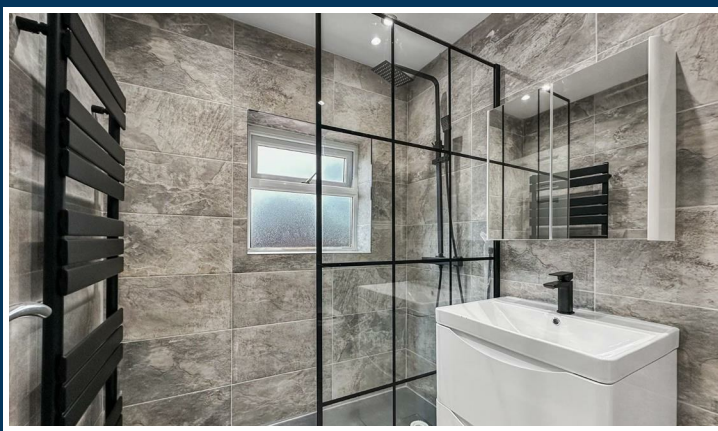
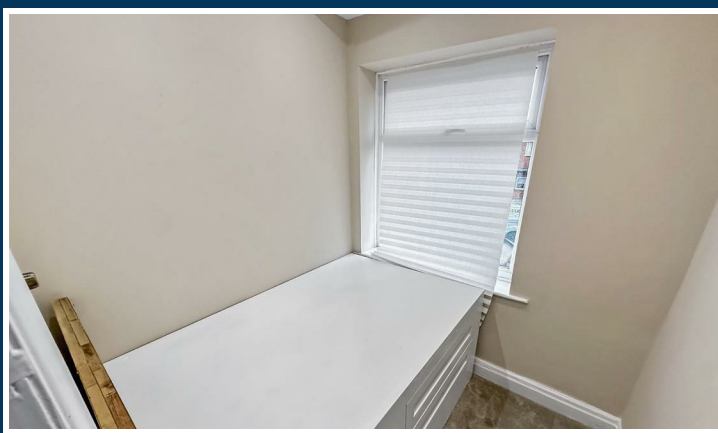
Trafford Band "C"

## 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. 60.2 SQ. METRES (648.2 SQ. FEET)

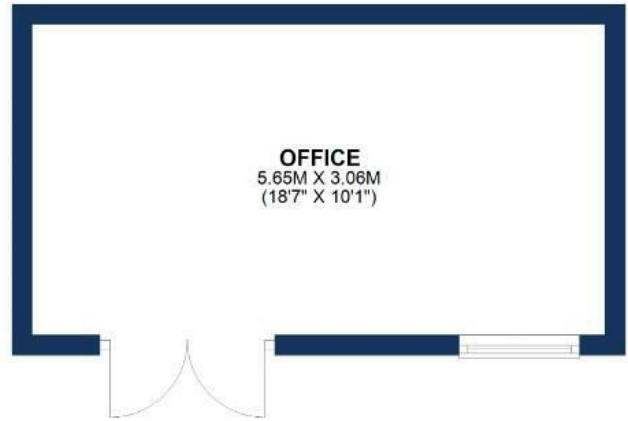


**LIVING/DINING  
KITCHEN**  
5.77M X 4.68M  
(18'11" X 15'4")

**SITTING  
ROOM**  
3.98M X 2.99M  
(13' X 9'10")

WC

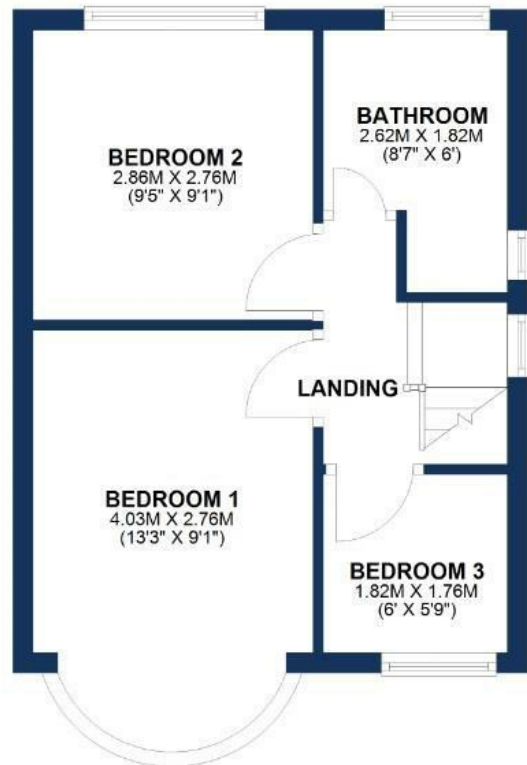
STORAGE



**OFFICE**  
5.65M X 3.06M  
(18'7" X 10'1")

## FIRST FLOOR

APPROX. 29.3 SQ. METRES (315.4 SQ. FEET)



**BEDROOM 2**  
2.86M X 2.76M  
(9'5" X 9'1")

**BATHROOM**  
2.62M X 1.82M  
(8'7" X 6')

LANDING

**BEDROOM 1**  
4.03M X 2.76M  
(13'3" X 9'1")

**BEDROOM 3**  
1.82M X 1.76M  
(6' X 5'9")

TOTAL AREA: APPROX. 89.5 SQ. METRES (963.6 SQ. FEET)

Floorplan for illustrative purposes only.



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