IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









238 PARK ROAD | TIMPERLEY

OFFERS OVER £450,000

A deceptively spacious semi detached family home in an ideal location within close proximity to Timperley village and lying in the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch with storage area, L shaped open plan sitting/dining room with double doors leading onto the rear conservatory which in turn leads onto the rear gardens, fitted kitchen with access to the rear garden, fourth bedroom to the ground floor provides an en-suite shower room with adjacent WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC. Externally there is off road parking to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6QY

DESCRIPTION

This semi detached family home occupies a sought after location within easy reach of Timperley village centre and also Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is deceptively spacious and needs to be seen to be appreciated. An enclosed porch leads onto the large sitting room at the front with a focal point of a living flame gas fire and opening onto the separate dining room. From the dining room double doors lead onto the rear conservatory which in turn leads onto the attractive south facing rear gardens which are laid mainly to lawn. From the sitting room there is also access to the kitchen fitted with a comprehensive range of light wood units and with door leading onto the rear garden. The ground floor accommodation is completed by the garage which has been converted to create a fourth bedroom with adjacent en-suite shower room and separate WC.

To the first floor there are three excellent double bedrooms all serviced by the family bathroom/WC.

To the front of the property the driveway provides ample off road parking whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door. PVCu double glazed window to the front. Access to storage cupboard.

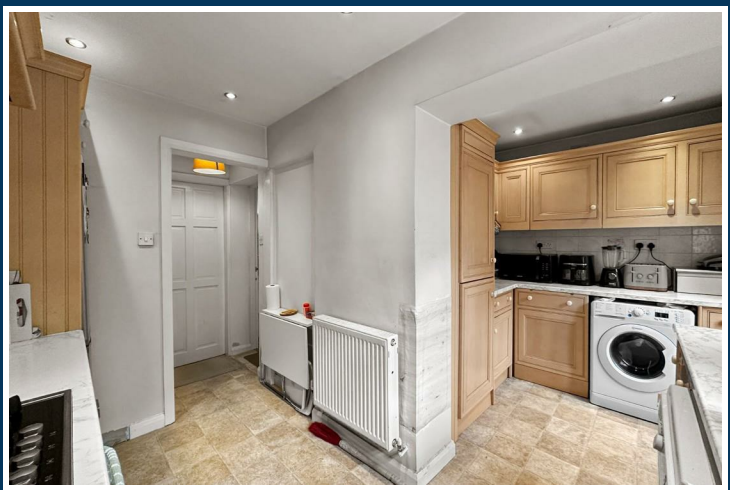
SITTING ROOM
17'0" x 11'1" (5.18m x 3.38m)
With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Radiator. Telephone point. Television aerial point. Ceiling cornice. Opening to:

DINING ROOM
14'4" x 10'0" (4.37m x 3.05m)
With ample space for dining suite. Ceiling cornice. Radiator. Television aerial point. Double doors to:

CONSERVATORY
10'5" x 9'4" (3.18m x 2.84m)
With PVCu double glazed doors providing access to the south facing rear gardens. Radiator. Tiled floor.

KITCHEN
14'2" x 10'11" (4.32m x 3.33m)
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated oven/grill plus 5 ring gas hob with extractor hood over. Space for fridge freezer, dishwasher and washing machine. PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Door and window to the rear garden. Tiled splashback.











BEDROOM 4
17'9" x 7'6" (5.41m x 2.29m)
PVCu double glazed window to the front. Radiator.

EN-SUITE
With tiled shower enclosure and adjacent separate WC and wash hand basin.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side. Loft access hatch

LOFT
With pull down ladder to boarded loft space with light and power.

BEDROOM 1
18'0" x 9'9" (5.49m x 2.97m)
PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 2
10'1" x 8'0" (3.07m x 2.44m)
PVCu double glazed window to the rear. Radiator.

BEDROOM 3
11'1" x 7'1" (3.38m x 2.16m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'0" x 6'4" (2.44m x 1.93m)
Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Tiled walls. Extractor fan. Opaque PVCu double glazed window to the rear. Heated towel rail.

OUTSIDE
To the front of the property the block paved drive provides ample off road parking and has an adjacent well stocked flowerbed.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond all enclosed by fence borders and benefitting 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 "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. 72.2 SQ. METRES (776.7 SQ. FEET)



FIRST FLOOR

APPROX. 40.1 SQ. METRES (431.8 SQ. FEET)



TOTAL AREA: APPROX. 112.3 SQ. METRES (1208.6 SQ. FEET)

Floorplan for illustrative purposes only

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