



85 WOODHOUSE LANE EAST | TIMPERLEY

OFFERS OVER £350,000

This traditional two bedroom semi detached family home occupies an enviable plot in an ideal location within the catchment area of highly regarded primary and secondary schools with local shops further along Woodhouse Lane East and also lying adjacent to Smiths Field. The accommodation briefly comprises entrance hall, bay fronted sitting room, fitted dining kitchen to the rear with adjacent utility room with access to the side gardens. To the first floor there are two well proportioned bedrooms serviced by the bathroom/WC. There is ample off road parking within the driveway which benefits from adjacent lawned gardens. To the side and rear the gardens incorporate attractive seating areas with delightful lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6AN

DESCRIPTION

This tastefully presented well proportioned semi detached family home is situated in a popular residential location within the catchment area of highly regarded primary and secondary schools, close to local shops and a short walk to Timperley Metrolink station. There is also the added benefit of Smiths Field being adjacent.

The accommodation is approached via the entrance hallway which leads onto the bay fronted sitting room. Off the sitting room towards the rear is a fitted kitchen with ample space for table and chairs and also with an adjacent utility room which provides access onto the side garden. To the first floor there is a large principal bedroom to the front plus second double bedroom to the rear and both are serviced by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. Towards the side and rear the gardens are laid mainly to lawn with well stocked flowerbeds and adjacent seating area all enjoying a high degree of privacy.

The property offers much further potential by way of extension subject to any relevant permissions being obtained.

A fine home in an excellent location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door.

SITTING ROOM

13'2" x 12'2" (4.01m x 3.71m)

PVCu double glazed bay window to the front. Radiator.

DINING KITCHEN

10'2" x 10'0" (3.10m x 3.05m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating sink unit with drainer. Integrated oven/grill plus four ring ceramic hob with extractor hood over. Space for fridge freezer and dishwasher. PVCu double glazed window to the rear. Ample space for table and chairs. Laminate flooring. Radiator.

UTILITY

10'2" x 4'7" (3.10m x 1.40m)

With work surface with plumbing for washing machine and space for dryer beneath. Wall mounted Worcester combination gas central heating boiler. Laminate flooring. PVCu double glazed window to the rear. Stable style door to the side garden. Access to storage cupboard.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1

15'1" x 13'4" (4.60m x 4.06m)

With PVCu double glazed bay window to the front plus additional PVCu double glazed window also. Radiator. Picture rail.

BEDROOM 2

10'10" x 9'0" (3.30m x 2.74m)

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

BATHROOM

8'1" x 5'7" (2.46m x 1.70m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled splashback. Radiator. Picture rail.

OUTSIDE

To the front of the property the gravel driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. To the side and rear the gardens are laid mainly to lawn with well stocked flowerbeds and adjacent seating area. The rear gardens enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

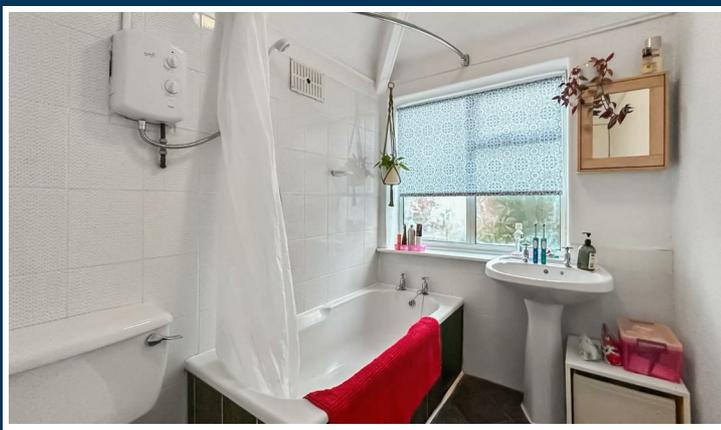
Trafford Band "C"

TENURE

We are informed the property is Freehold. Although the end of the garden is held on a tenancy with a ground rent of £10.00 pa. This should be verified by your Solicitor.

NOTE

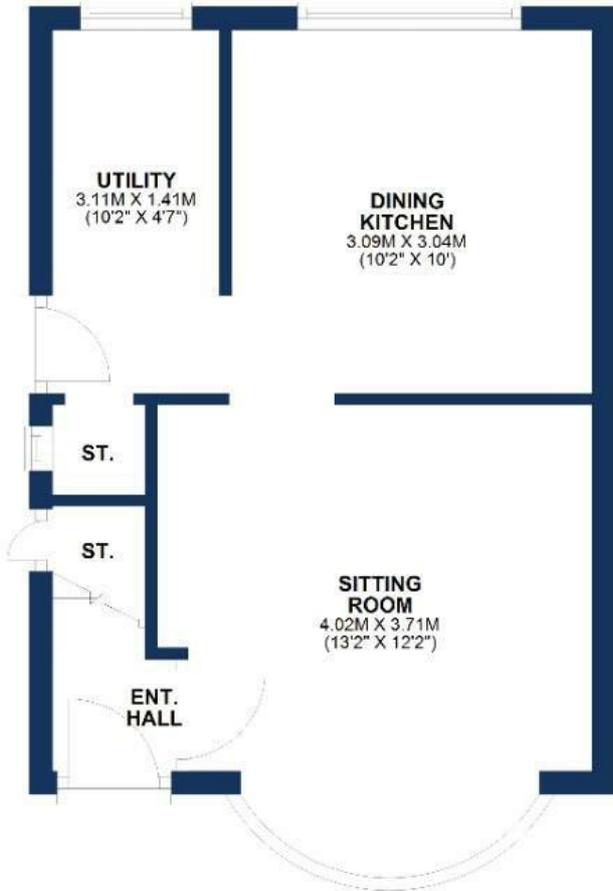
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 29.2 SQ. METRES (313.8 SQ. FEET)



FIRST FLOOR

APPROX. 29.1 SQ. METRES (313.7 SQ. FEET)



TOTAL AREA: APPROX. 58.3 SQ. METRES (627.6 SQ. FEET)

Floorplan for illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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