



5 ARDERNE ROAD | TIMPERLEY

£425,000

This beautifully presented semi detached family home is ideally positioned in a sought after location and needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room, extended full width open plan dining kitchen with doors to the rear gardens, three bedrooms and modern bathroom/WC. Off road parking to the front and delightful south westerly facing rear gardens.

POSTCODE: WA15 6HJ

DESCRIPTION

Occupying a superb plot with mature gardens incorporating a timber decked seating area with delightful lawned gardens beyond all benefiting from a south westerly aspect to enjoy the sun all day. The location is ideal being situated close to Timperley village centre and a little over 1 ½ miles from the more comprehensive shopping centre of Altrincham and well placed for highly regarded primary and secondary schools. Timperley metrolink station is also close by providing a commuter service into Manchester.

This particular property is a traditional semi detached family home which has been extended to provide superb living accommodation which needs to be seen to be appreciated.

A welcoming entrance hall leads onto a bay fronted sitting room whilst to the rear there is a full width square dining kitchen with doors leading to the south westerly facing rear garden. To the first floor there are three bedrooms and modern bathroom/WC.

To the front of the property the driveway provides off road parking and gated access leads to the side. To the rear is a raised decked seating area with delightful lawned gardens beyond benefitting from a south westerly aspect to enjoy the sun all day.

A superb property that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With PVCu double glazed door. Window to the side. Stripped floorboards. Radiator. Spindle balustrade staircase to first floor. Access to under stairs storage cupboard with opaque double glazed window to the side.

SITTING ROOM

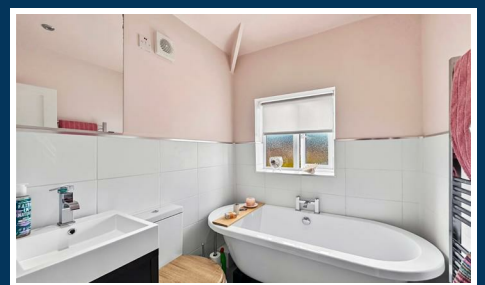
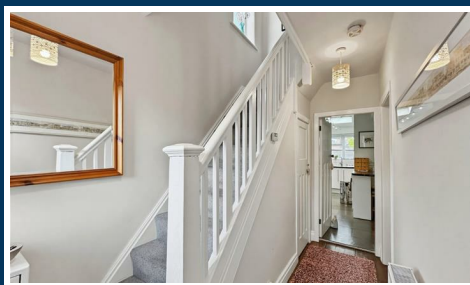
13'6" into the bay x 9'4" (4.11m into the bay x 2.84m)

With a focal point of a dual fuel burning stove with tiled hearth. Hardwood double glazed bay window to the front. Radiator. Picture rail. Stripped floorboards. Television aerial point. Telephone point.

DINING KITCHEN

15'7" x 15'6" (4.75m x 4.72m)

A superb addition to the property and fitted with a comprehensive range of white wall and base units with contrasting heat resistant work surfaces over incorporating a 1 ½ bowl sink unit with drainer. Integrated oven/grill plus gas hob with extractor hood over. Space for fridge freezer and dryer and plumbing for washing machine. Tiled floor. Underfloor heating. Breakfast bar. PVCu double glazed window to the rear. Wall mounted gas central heating boiler. The dining area benefits from French windows providing access onto the rear decked seating area with lawned gardens beyond. Three Velux windows to the rear. Vertical radiator.



FIRST FLOOR

LANDING

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

BEDROOM 1

12'2" x 9'4" (3.71m x 2.84m)

Focal point of a tiled fireplace. Hardwood double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 2

10'2" x 9'3" (3.12 x 2.84m)

With fitted wardrobes along one wall. Focal point of a cast iron fireplace. Vertical radiator. PVCu double glazed window overlooking the rear garden. Picture rail. Television aerial point.

BEDROOM 3

5'11" x 5'8" (1.80m x 1.73m)

Hardwood double glazed window to the front.

BATHROOM

8'7" x 5'10" (2.62m x 1.78m)

With a modern white suite with chrome fittings comprising roll top bath, wash hand basin and low level WC plus separate tiled shower cubicle. Recessed low voltage lighting. Tiled floor. Chrome heated towel rail. Opaque PVCu double glazed window to the rear.

OUTSIDE

Accessed off the dining kitchen there is a raised deck seating area with delightful lawned gardens beyond all benefiting from a south westerly aspect to enjoy the sun all day. Greenhouse. Shed with electricity.

To the front is a block paved driveway providing off road parking and gated access leads to the side and rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

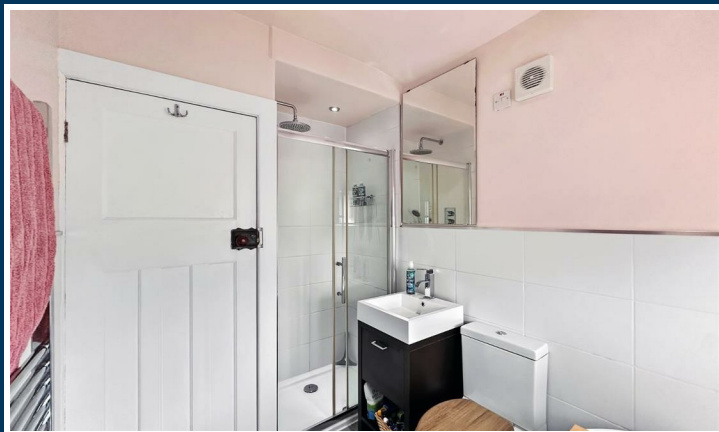
Band C.

TENURE

We are informed the property is held on a Freehold basis and free from Chief Rent. This should be verified by your Solicitor.

NOTE

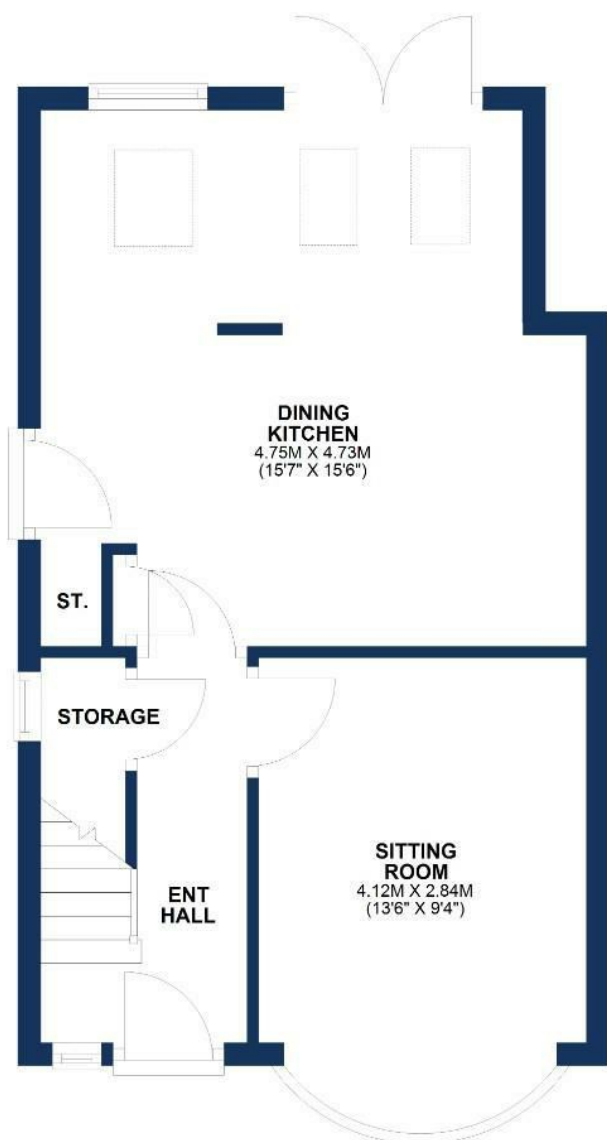
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 37.5 SQ. METRES (404.2 SQ. FEET)



FIRST FLOOR

APPROX. 29.4 SQ. METRES (316.7 SQ. FEET)



TOTAL AREA: APPROX. 67.0 SQ. METRES (720.9 SQ. FEET)

Floorplan for illustrative purposes only



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