



**44 WINDSOR DRIVE | TIMPERLEY**

**OFFERS OVER £675,000**

\*\*\*NO ONWARD CHAIN\*\*\* a substantially extended and exceptionally well presented semi detached family home which needs to be seen to be appreciated. The beautifully refurbished accommodation briefly comprises entrance hall, cloakroom/WC, sitting room with solid fuel burner and opening onto a separate dining room which in turn leads onto the rear gardens, impressive dining kitchen complete with central island and quality integrated appliances and doors to rear garden, adjacent garage/utility room, four well proportioned bedrooms to the first floor serviced by the family bathroom/WC plus outbuilding with potential 5th bedroom and adjacent en-suite shower room. Ample off road parking within the driveway to the front whilst to the rear the gardens incorporate an Indian stone patio seating area with artificial lawned gardens beyond all enjoying a high degree of privacy. Viewing is essential to appreciate the proportions of the accommodation on offer.

POSTCODE: WA14 5AN

## DESCRIPTION

This traditional bay fronted semi detached family home has been substantially extended in recent years and sympathetically refurbished to a high standard by the current owners. The exceptional interior has been re-planned to create much sought after open plan living space along side quality fittings throughout.

The accommodation is approached beyond a composite front door and upon entering the feeling of space is apparent. The wide entrance hall provides access to the cloakroom/WC and to the two reception rooms which comprise a bay fronted sitting room with a focal point of a solid fuel burner and opening onto a rear dining room with double doors leading onto the attractive rear gardens which enjoy a high degree of privacy. Also positioned to the rear of the property is an open plan dining kitchen complete with central island, quality integrated appliances and with doors leading onto the patio seating area with artificial lawns beyond and adjacent out building. Also off the kitchen is a garage with remote door and utility area.

At first floor level there are four well proportioned bedrooms all of which are serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings and contrasting dark tiles.

The property also benefits from a detached outbuilding which has been used as a 5th bedroom with fitted wardrobes and an adjacent shower room.

Externally the paved driveway provides off road parking whilst to the rear the gardens incorporate an Indian stone patio seating area with gardens laid with artificial grass beyond all enjoying a high degree of privacy.

Positioned in a sought after residential location Windsor Drive is ideally placed being approximately 1 mile distant from Timperley village centre and within 400 yards of Timperley Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools and importantly Park Road Academy and the adjacent Newton Park on Frieston Road.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

18'6" x 6'8" (5.64m x 2.03m)

Composite front door. Tiled initially then leading onto natural wood flooring. Spindle balustrade staircase to first floor. Inbuilt storage within the staircase. Radiator.

#### SITTING ROOM

14'1" x 11'7" (4.29m x 3.53m)

With a focal point of an exposed brick chimney breast housing a solid fuel burner. PVCu double glazed bay window to the front. Radiator. Television aerial point. Opening to:

#### DINING ROOM

13'9" x 11'1" (4.19m x 3.38m)

With PVCu double glazed doors to the attractive rear gardens. Natural wood flooring. Radiator.

#### DINING KITCHEN

17'9" x 17'0" (5.41m x 5.18m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit. Central island with work surfaces over incorporating a further circular bowl stainless steel sink unit plus breakfast bar. Integrated Bosh appliances include a double oven/grill plus four ring induction hob. Extractor hood. Siemens dishwasher. Bosch Fridge Freezer. Recessed low voltage lighting. Ample space for dining suite. Natural wood flooring. Two Velux windows to the rear. Radiator. Bi folding doors provide access to the rear garden.



## FIRST FLOOR

### LANDING

#### BEDROOM 1

13'11" x 11'0" (4.24m x 3.35m)

With PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Loft access hatch with pull down ladder to loft room.

#### BEDROOM 2

14'2" x 11'0" (4.32m x 3.35m)

With PVCu double glazed bay window to the front with window seat. Fitted wardrobes. Radiator. Television aerial point.

#### BEDROOM 3

22'6" x 6'10" (6.86m x 2.08m)

PVCu double glazed windows to the front and rear. Fitted wardrobes. Radiator.

#### BEDROOM 4

8'4" x 8'1" (2.54m x 2.46m)

PVCu double glazed window to the front. Fitted wardrobes and drawers. Television aerial point.

#### BATHROOM

9'6" x 7'2" (2.90m x 2.18m)

Fitted with a contemporary white suite with chrome fittings comprising bath, large shower enclosure, vanity wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

### OUTSIDE

#### OUTBUILDING COMPRISING:

##### POTENTIAL BEDROOM 5

15'8" x 17'0" (4.78m x 5.18m)

With PVCu double glazed door and window to the side. Fitted wardrobes. Recessed low voltage lighting. Laminate wood flooring.

##### SHOWER ROOM

7'4" x 5'10" (2.24m x 1.78m)

With tiled shower enclosure and vanity wash basin. Opaque PVCu double glazed window to the front. Laminate flooring.

##### INTEGRAL GARAGE

17'3" x 9'1" (5.26m x 2.77m)

With remote door to the front. Fitted storage cupboards. Plumbing for washing machine. Space for dryer. Cupboard housing Worcester combination gas central heating boiler.

To the front of the property the driveway provides ample off road parking whilst to the rear is an Indian stone patio seating area with gardens beyond laid with artificial grass all with fence borders. External water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Trafford Band "D"

### 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.

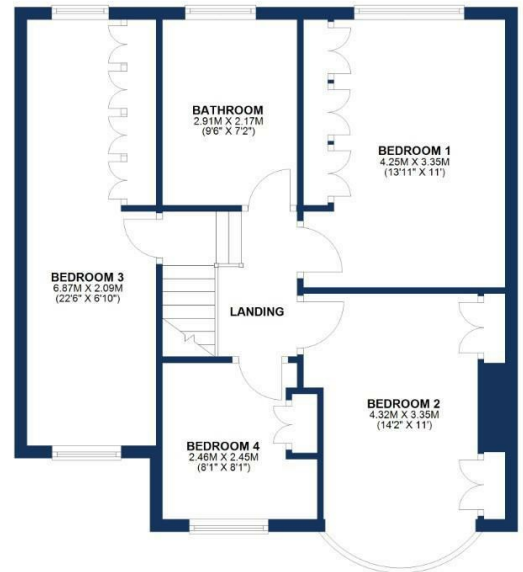


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**GROUND FLOOR**  
APPROX. 99.8 SQ. METRES (1073.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 60.0 SQ. METRES (646.1 SQ. FEET)



TOTAL AREA: APPROX. 159.8 SQ. METRES (1720.0 SQ. FEET)  
Floorplan for illustrative purposes only.



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM