







Green Drive

Timperley

WA15 6JW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

52 Green Drive
Timperley
Trafford
WA15 6JW

5

3

3

D

Offers Over £700,000

*NO ONGOING VENDOR CHAIN *A significantly extended five bedroom/three bathroom semi-detached property. Occupying a popular and sought-after location close to Pickering Lodge Park, the Moss Trooper and Timperley Station. Superb family accommodation with a gas central heating system and double glazing. Off-road parking, garage and a delightful, enclosed rear garden. Useful ground floor WC. Local shops are close-by and there's easy access to Timperley Village and Altrincham town centre. Has to be viewed to be appreciated. Over 1700 sq ft approx. Virtual Tour Available.

TO THE GROUND FLOOR

Porch
Built on at the front of the property of brick construction with double glazed entrance door and double glazed windows adjacent. A feature door leads to:

Entrance Hall
With a radiator with a decorative cover and stairs leading off to the first floor rooms with storage space below. Laminate flooring.

Lounge
With a radiator and a double glazed bay window to the front. Most attractive coal effect fire set within a feature fireplace with tiled inserts.

Ground Floor WC
With a white suite comprising low-level WC and wash hand basin. Radiator, laminate flooring and radiator.

Office Area
With fitted desk facility and shelving. Radiator with a decorative cover. Opening to:

Dining Room
With a coal effect fire set within feature fireplace. Radiator, laminate flooring and double glazed double doors with adjacent windows out to the rear patio and garden beyond.

Kitchen
With a single drainer stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces with a range style cooker in situ. Integrated fridge and freezer, tiled areas and extractor hood. There are two radiators, a double glazed window to the rear and double glazed double doors out to the rear patio and garden beyond. Door to:

Utility Room
With a radiator, cupboard space and working surface. Door to:

Integral Garage
With power, lighting and double doors. The combination gas central heating boiler is located here and there are two double glazed windows to the side elevation.

TO THE FIRST FLOOR

Landing
With a loft access point.

Bedroom (1)
With a radiator and a double glazed bay window to the front. Good range of fitted wardrobes and storage space.

Bedroom (2)
With a radiator with a decorative cover and a double glazed window to the rear. Part panelled decor.

Bedroom (3)
With a radiator and a double glazed window to the front.

Family Bathroom
With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator, tiled decor and double glazed window to the rear. Extractor fan. A mira shower is installed over the bath.

Bedroom (4)
An extension bedroom with a radiator and a double glazed window to the rear. Loft point and access to:

En-Suite Shower/WC
With a walk-in shower compartment, pedestal wash hand basin and low-level WC. Part tiled decor, extractor fan and a radiator.

Bedroom (5)
With a radiator and a double glazed window to the front. Range of fitted wardrobes and storage space with dressing table facility adjacent.

Shower Room/WC
With a walk-in shower, pedestal wash basin and level WC. Double glazed window to side, tiled areas and an extractor fan. Radiator.

Outside
To the front of the property is an off-road parking facility on a block paved driveway that also gives access to the garage. There's a lawned garden with stocked flowerbeds. To the rear is a really good sized, enclosed garden with a decking patio section, lawn and stocked flowerbeds.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 19/11/2031, subject to an annual ground rent of £5.


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES


PAUL BIRTLES



PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

Approximate total area(1)

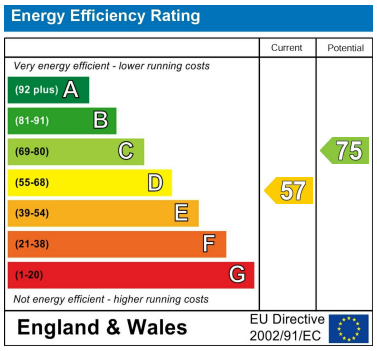
1709.1 ft²
158.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT