



10 GLEN RISE | TIMPERLEY

£630,000

An extended semi detached family home occupying an enviable position towards the head of the cul de sac which is in easy reach of Timperley village centre and lies within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises large enclosed porch, entrance hall, cloakroom/WC, front sitting room whilst to the rear is an extended L shaped living dining kitchen with doors onto the rear gardens, a ground floor annex accessed via the hallway provides a further sitting room with fitted kitchen off leading onto a further double bedroom with adjacent dressing area and en-suite shower room/WC. To the first floor there are four bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway whilst to the side and rear the gardens incorporate paved and gravelled seating areas with artificial lawns all enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7SH

DESCRIPTION

Glen Rise is a cul de sac containing a small number of semi detached houses of traditional design combining to create an attractive setting. The position is ideal being about 1/2 mile from the village centre, a little further into the market town of Altrincham and within the catchment area of highly regarded primary and secondary schools including Wellington School. Number 10 in particular benefits from being situated at the head of the cul de sac with an open aspect to the front.

Constructed to a traditional design the accommodation has been extended in recent years to provide well proportioned living space which needs to be seen to be appreciated. Upon entering the property there is a large enclosed porch which in turn leads onto the welcoming entrance hall. Off the entrance hall there is access to a cloakroom/WC and also to the annex to one side and sitting room to the other. The sitting room benefits from a focal point of a living flame gas fire and with open views down the cul de sac. Positioned to the rear of the property is an impressive L shaped living dining kitchen fitted with a contemporary range of units complete with central island and with ample space for living and dining suites and with doors leading onto the rear garden. The extension has provided a superb annex which briefly comprises a further sitting room with adjacent fitted kitchen off which there is a double bedroom with adjacent dressing room and en-suite shower room/WC.

To the first floor there are four well proportioned bedrooms, the principal benefitting from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the driveway provides off road parking and there is gated access to the side.

To the side and rear there are patio and gravelled seating areas plus gardens laid with artificial lawn all with well stocked flowerbeds and mature hedge and fence borders.

A superb family home where viewing is highly recommended to appreciate the proportions of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

6'11" x 4'10" (2.11m x 1.47m)

A superb porch with composite front door. Tiled floor. PVCu double glazed windows to the front and side.

ENTRANCE HALL

Glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard. Recessed low voltage lighting. Part panelled walls.

WC

With WC and wash hand basin. Tiled splashback. Radiator. Recessed low voltage lighting.

SITTING ROOM

14'5" x 12'1" (4.39m x 3.68m)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed bay window to the front. Ceiling cornice. Television aerial point.

L SHAPED LIVING/DINING KITCHEN COMPRISING:

22'4" x 18'3" (6.81m x 5.56m)

KITCHEN

Fitted with a comprehensive range of modern wall and base units with work surface over incorporating 1 1/2 bowl sink unit. Integrated Neff double oven/grill plus Neff ceramic hob with extractor hood over. Plumbing for washing machine. Recessed low voltage lighting. Central island. Radiator. Opening to:

LIVING/DINING AREA

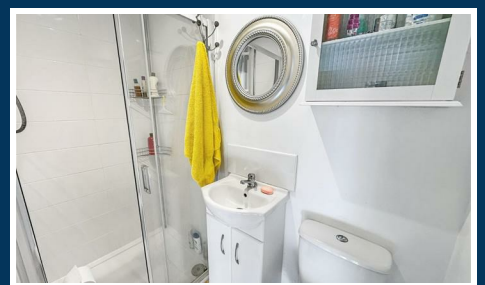
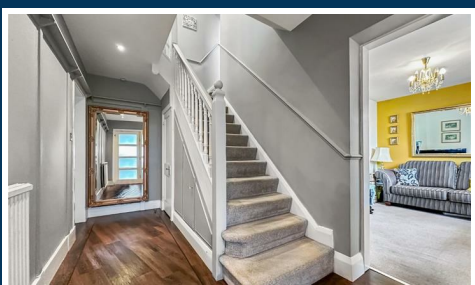
Ample space for living and dining suites. Television aerial point. Recessed low voltage lighting. PVCu double glazed bi folding doors to the rear garden. Two Velux windows to the rear.

ANNEX COMPRISING:

LIVING ROOM

12'0" x 8'6" (3.66m x 2.59m)

Accessed off the entrance hall. PVCu double glazed window to the front. Television aerial point. Radiator. Opening to:



KITCHEN

8'1" x 6'9" (2.46m x 2.06m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill. Space for fridge freezer.

BEDROOM 5

8'10" x 8'0" (2.69m x 2.44m)

With PVCu double glazed doors providing access to the rear garden. PVCu double glazed window to the side. Radiator. Television aerial point. Walk in wardrobe (6'10" x 5'5") with hanging space and access to the:

EN-SUITE

6'10" x 3'4" (2.08m x 1.02m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Radiator. Extractor fan.

FIRST FLOOR

HALL LANDING

Dado rail. Picture rail. Recessed low voltage lighting.

BEDROOM 1

14'5" x 12'1" (4.39m x 3.68m)

With fitted wardrobes. PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 2

13'1" x 12'1" (3.99m x 3.68m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 3

15'1" x 8'3" (4.60m x 2.51m)

PVCu double glazed window to the front. Radiator. Loft access hatch.

BEDROOM 4

7'10" x 7'1" (2.39m x 2.16m)

PVCu double glazed window to the front. Radiator.

BATHROOM

9'0" x 6'11" (2.74m x 2.11m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Cupboard housing Vaillant combination gas central heating boiler.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the side. The property also comes with an EV charging point.

To the side and rear there are patio and gravelled seating areas with well stocked flowerbeds and mature hedge and fence borders. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

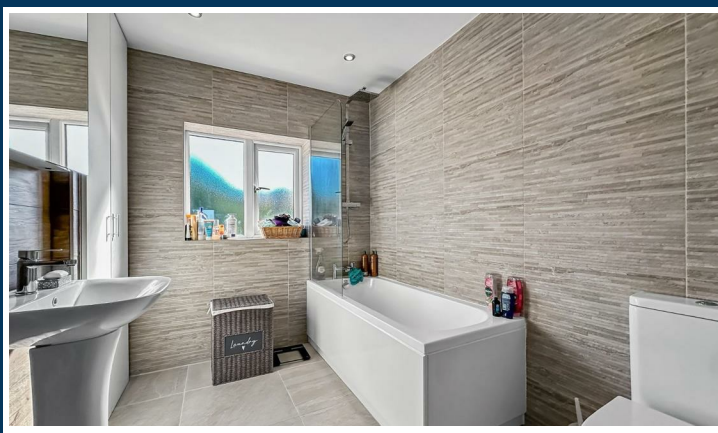
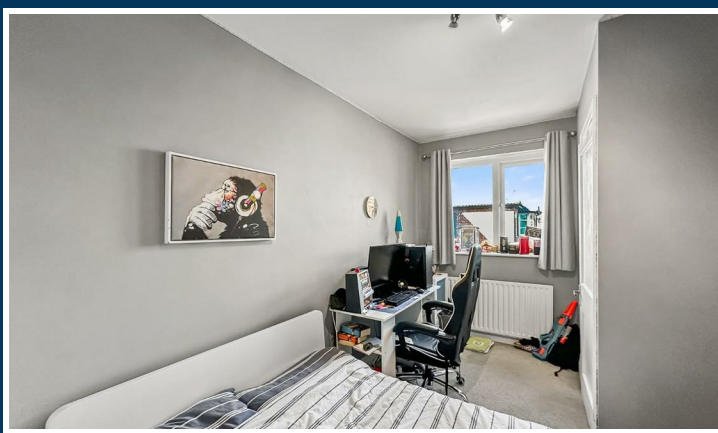
Trafford Band "D"

TENURE

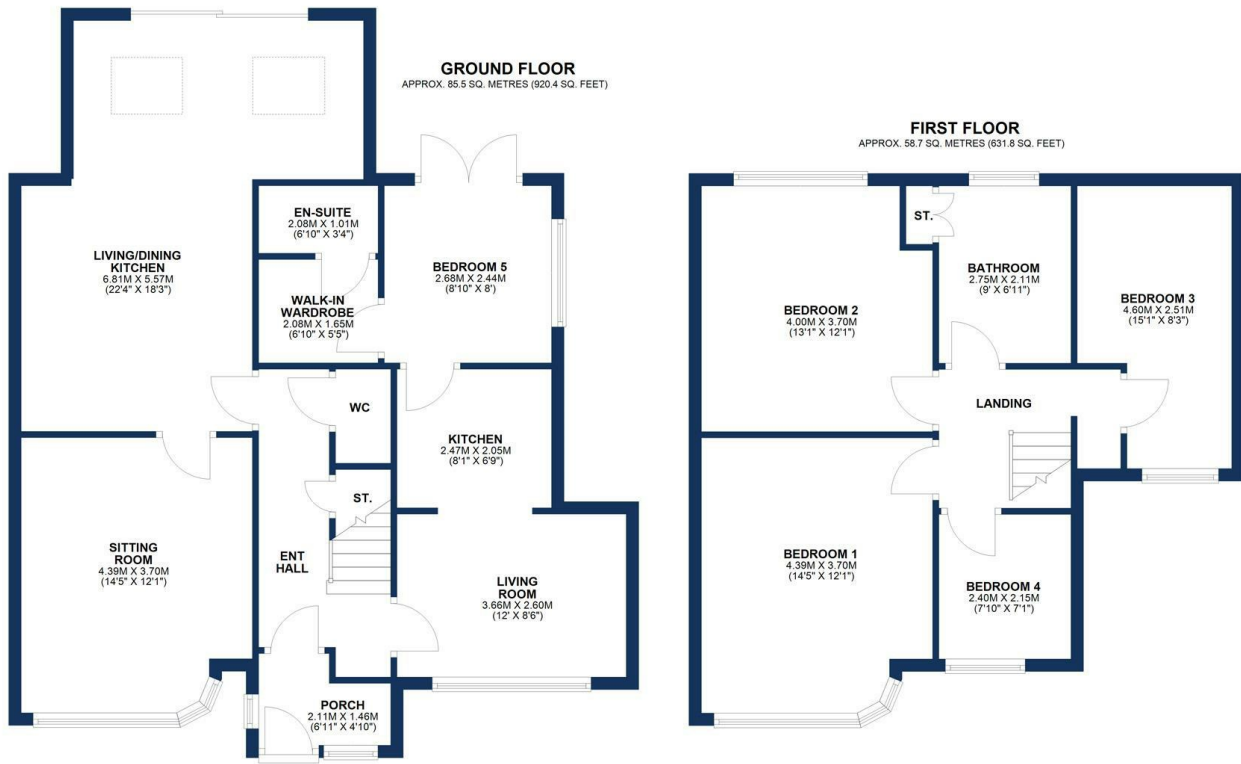
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 144.2 SQ. METRES (1552.3 SQ. FEET)

Floorplan for illustrative purposes only



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