



25 GREENWAY ROAD | TIMPERLEY

OFFERS OVER £425,000

This traditional semi detached family home is beautifully presented throughout with superb rear gardens yet still represents an exciting opportunity for any prospective purchaser to extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room with bay window to the front, separate rear dining room overlooking the rear gardens, fitted kitchen with door to the side, three excellent bedrooms to the first floor with bathroom and separate WC. Externally there is off road parking within the driveway to the front with adjacent lawned gardens. The driveway continues to the side and rear providing access to the detached garage. The rear gardens incorporate a blocked paved patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6BD

DESCRIPTION

This traditional semi detached family home occupies an enviable position within walking distance of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools. The accommodation is well proportioned throughout, it also offers the opportunity to extend subject to the relevant permissions being obtained. The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. Off the entrance hall to the front is a bay fronted large sitting room whilst to the rear is a separate dining room overlooking the attractive rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood units and with door providing access to the side.

To the first floor there are three superbly proportioned bedrooms, the principal benefitting from fitted wardrobes and all are serviced by the bathroom with separate WC.

Externally to the front of the property the tarmac driveway provides off road parking and benefits from adjacent lawned gardens with mature hedge borders. The driveway continues to the side leading to the rear where there is a detached garage.

The rear gardens incorporate a block paved patio seating area with superb lawns beyond with mature hedge borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb opportunity and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Opaque PVCu double glazed window to the side.

ENTRANCE HALL

Glass panelled front door. Radiator. Opaque PVCu double glazed window to the side. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Telephone point.

SITTING ROOM

17'1" x 12'10" (5.21m x 3.91m)

With a focal point of a living flame gas fire with granite effect insert and hearth. PVCu double glazed bay window to the front. PVCu double glazed window to the side. Television aerial point. Radiator. Picture rail.

DINING ROOM

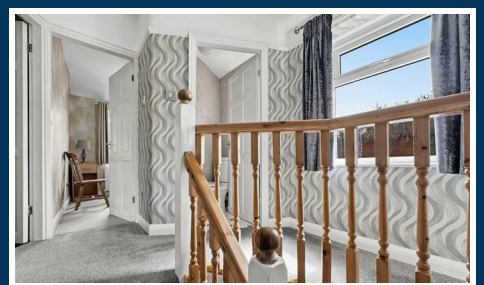
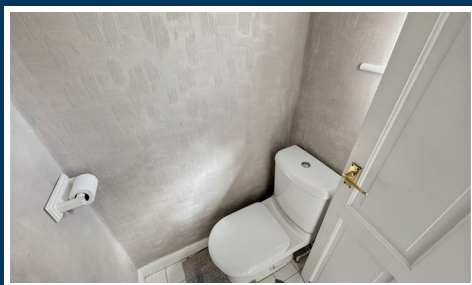
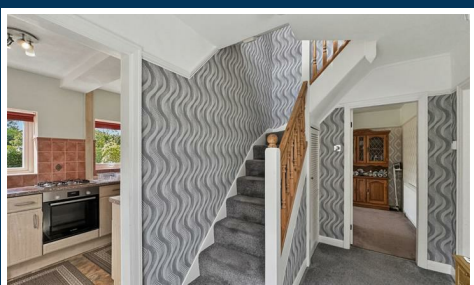
15'9" x 10'0" (4.80m x 3.05m)

With PVCu double glazed window overlooking the attractive rear gardens. Radiator. Television aerial point. Picture rail.

KITCHEN

11'7" x 8'0" (3.53m x 2.44m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob. Integrated fridge. Plumbing for washing machine. Two PVCu double glazed windows to the rear. PVCu double glazed door to the side. Cupboard housing combination gas central heating boiler. Tiled splashback.



FIRST FLOOR

LANDING

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

BEDROOM 1

15'0" x 11'4" (4.57m x 3.45m)

With mirror fronted fitted wardrobes. PVCu double glazed window overlooking the attractive rear gardens. Radiator. Picture rail.

BEDROOM 2

13'2" x 10'0" (4.01m x 3.05m)

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

BEDROOM 3

9'0" x 6'8" (2.74m x 2.03m)

A superb third bedroom with PVCu double glazed window to the front. Radiator.

BATHROOM

8'0" x 5'3" (2.44m x 1.60m)

With a suite comprising bath with mixer shower and electric shower. Wash hand basin. Radiator. Opaque PVCu double glazed window to the side. Tiled walls. Airing cupboard.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

OUTSIDE

DETACHED GARAGE

Up and over door to the front.

To the front of the property the tarmac drive provides off road parking and benefits from adjacent lawned gardens with mature hedge borders. The driveway continues to the side leading to the garage.

To the rear the gardens incorporate a block paved patio seating area with delightful lawned gardens beyond all with mature hedge borders and benefitting from a westerly aspect to enjoy the afternoon and evening sun. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

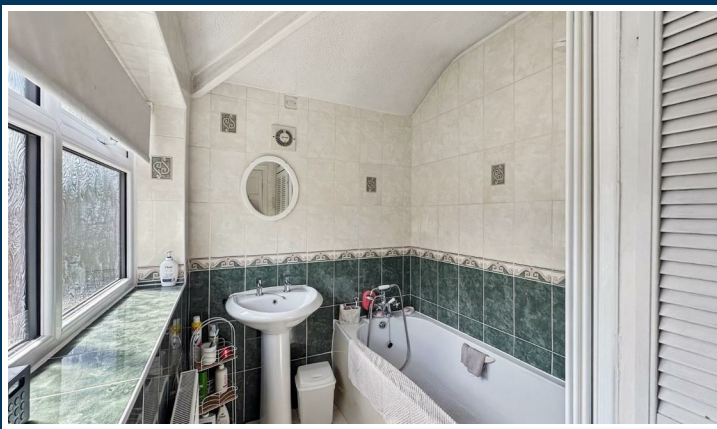
Trafford Band "C"

TENURE

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

NOTE

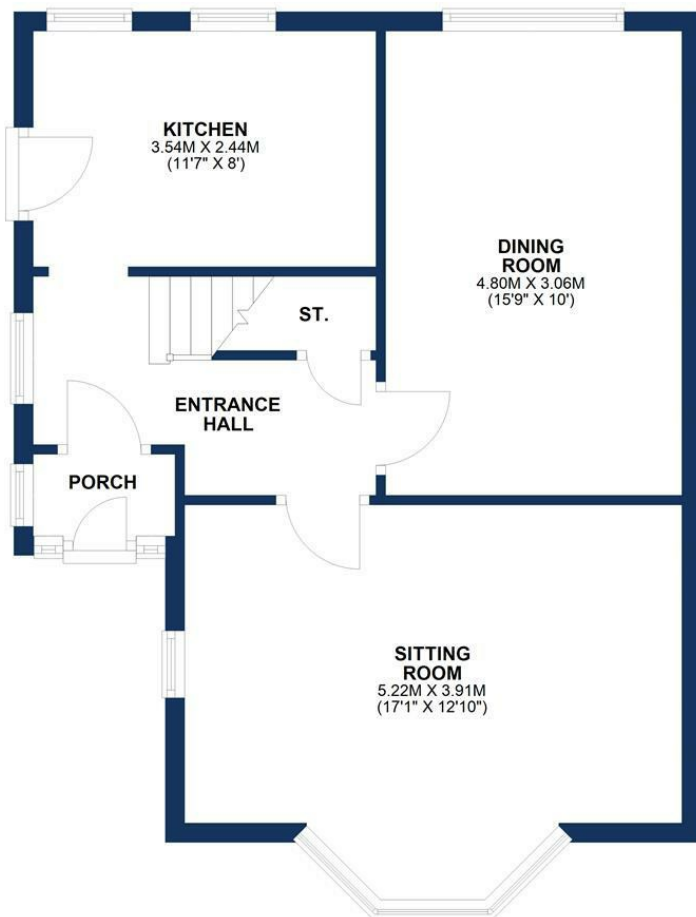
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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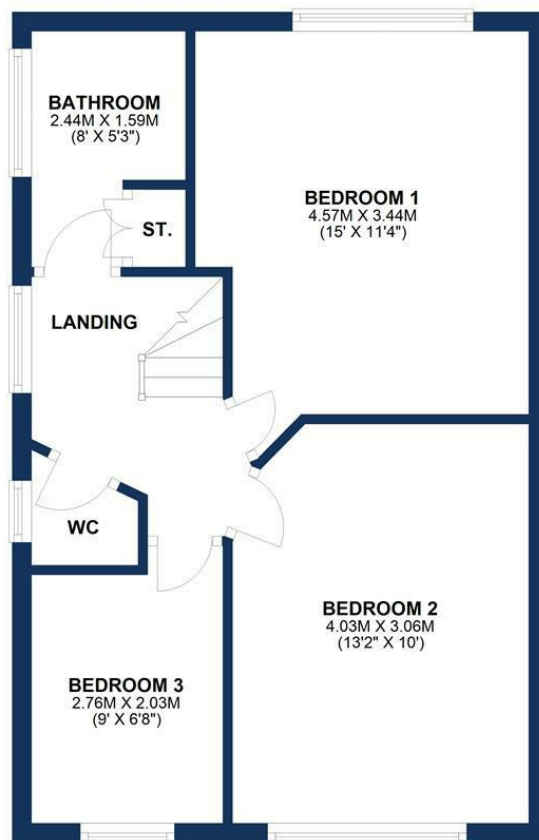
GROUND FLOOR

APPROX. 50.6 SQ. METRES (544.2 SQ. FEET)



FIRST FLOOR

APPROX. 42.0 SQ. METRES (451.8 SQ. FEET)



TOTAL AREA: APPROX. 92.5 SQ. METRES (996.0 SQ. FEET)

Floorplan for illustrative purposes only



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