IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

13 DOWNS DRIVE | TIMPERLEY

£499,950

NO ONWARD CHAIN A beautifully presented extended semi detached family home in this sought after location within walking distance of Timperley Metrolink station and local shops on Park Road. The accommodation briefly comprises large welcoming entrance hall, front sitting room, rear dining room with doors onto the rear gardens, L shaped open plan dining kitchen, three bedrooms, modern bathroom and separate WC. Off road parking to the front whilst to the rear there is a patio seating areas plus gardens laid with artificial grass. Viewing is highly recommended.

POSTCODE: WA14 5QT

DESCRIPTION

This beautifully presented semi detached family home is ideally located within walking distance of Timperley Metrolink station and with local shops available on Park Road, The property also lies within the catchment area of highly regarded primary and secondary schools and is well placed for access to the surrounding network of motorways.

The accommodation has been extended to create an impressive L shaped dining kitchen towards the rear of the property with access onto the rear gardens. To the front of the property is a separate sitting room and the ground floor accommodation is completed by the rear dining room with doors leading onto the rear garden and there is storage provided by the understairs cupboard within the entrance hall. To the first floor there are three bedrooms, modern bathroom and separate WC.

To the front of the property the driveway provides off road parking and access to the storage area within the original garage.

To the rear is a patio seating area with artificial lawned gardens beyond.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Laminate flooring. Stairs to first floor. Understairs storage cupboard. Telephone point.

DINING KITCHEN

17'11" x 14'6" (5.46 x 4.42)

An impressive L shaped open plan dining kitchen with a comprehensive range of modern white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for Range oven with stainless steel extractor hood and splashback. Space for fridge freezer. Integrated washing machine and dishwasher. Two radiators. Ample space for dining suite. Two PVCu double glazed windows overlooking the rear garden. Door providing access to the rear garden. Tiled splashback. Recessed low voltage lighting. Television aerial point. Cupboard housing combination gas central heating boiler.

SITTING ROOM

13'4" x 11'11" (4.06 x 3.63)

With a focal point of a raised fireplace. PVCu double glazed bay window to the front. Radiator. Television aerial point. Double glass panelled doors to:

DINING ROOM

12'4" x 11'2" (3.76 x 3.40)

Sliding PVCu double glazed doors to the rear garden. Laminate flooring. Radiator.

FIRST FLOOR

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

BEDROOM 1
13'4" x 11'4" (4.06 x 3.45)
PVCu double glazed bay window to the front fitted with a plantation shutter. Laminate flooring. Radiator.

BEDROOM 2
12'4" x 11'4" (3.76 x 3.45)
PVCu double glazed window overlooking the rear garden. Radiator. Television aerial point.

BEDROOM 3
8'0" x 7'0" (2.44 x 2.13)
PVCu double glazed window to the front. Laminate flooring. Radiator.

BATHROOM
6'10" x 5'7" (2.08 x 1.70)
Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over and vanity wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled walls.

SEPARATE WC
With WC and wash basin. Opaque PVCu double glazed window to the side. Tiled walls.

OUTSIDE
To the front of the property the block paved driveway provides off road parking and also access to the front storage area via an up and over door and there is an adjacent corner flowerbed.

To the rear is a patio seating area with delightful lawned gardens with artificial grass beyond. External power and water feed.

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. Full details will be provided by our clients Solicitor.

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

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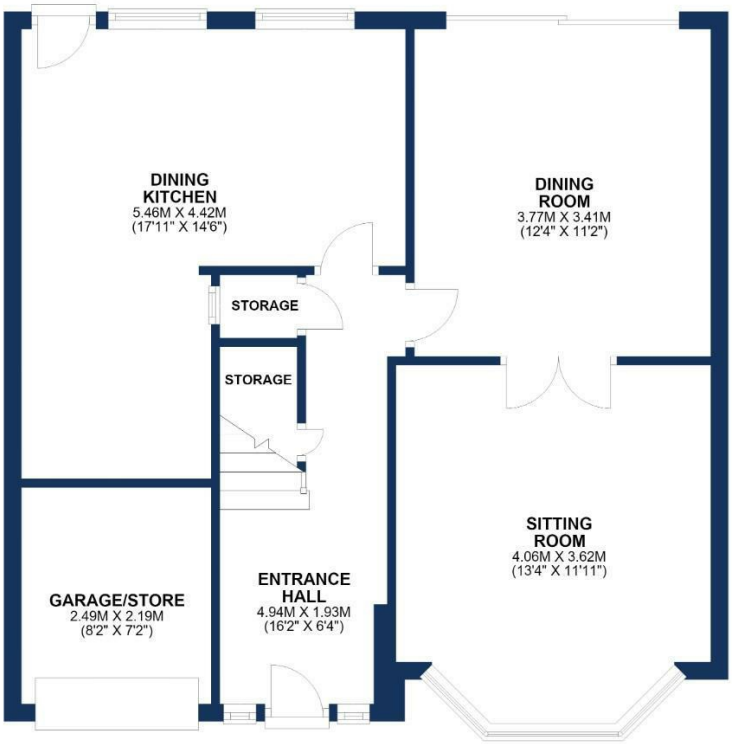
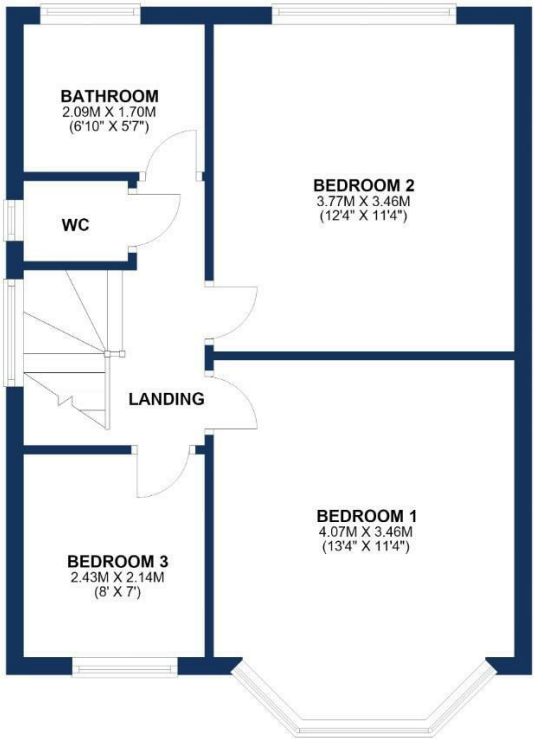
GROUND FLOOR
APPROX. 60.3 SQ. METRES (649.5 SQ. FEET)



FIRST FLOOR
APPROX. 41.7 SQ. METRES (448.5 SQ. FEET)



TOTAL AREA: APPROX. 102.0 SQ. METRES (1097.9 SQ. FEET)

Floorplan for illustrative purposes only

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