IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

15 RADLET DRIVE | TIMPERLEY

OFFERS OVER £500,000

A superbly extended semi detached family home in a sought after location which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall with adjacent cloakroom/WC, full depth open plan sitting/dining room with sliding doors leading onto the rear decked seating area with lawned gardens beyond. Breakfast kitchen 21' in length, three bedrooms and family bathroom/WC to the first floor. Off road parking within the driveway to the front whilst to the rear the gardens incorporate the decked seating area with lawns beyond and also a large detached garage providing storage and workshop area. A superb property in an ideal position and viewing is highly recommended.

POSTCODE: WA15 6DE

DESCRIPTION

A traditional semi detached family home which has been extended and improved to create superbly proportioned living space, beautifully presented throughout and in an ideal location.

The accommodation is approached via an entrance hallway which provides access onto an adjacent cloakroom/WC. To one side is a full depth sitting/dining room with sliding doors leading onto a decked seating area with delightful lawned gardens beyond enclosed by attractive fence borders. The ground floor accommodation is then completed by an extended fitted dining kitchen again with door to the rear decked seating area.

To the first floor there are three bedrooms serviced by the superbly proportioned modern family bathroom/WC.

To the front of the property there is off road parking within the driveway which continues to the side leading to the detached large garage/workshop at the rear. There is gated access to the rear gardens which as previously mentioned has an adjacent decked seating area accessed via the two reception rooms. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun. The property also features solar panels to the front and rear roof.

The property is well placed being within easy reach of highly regarded primary and secondary schools and with Timperley Metrolink station nearby plus local shops on Riddings Road and Woodhouse Lane East.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

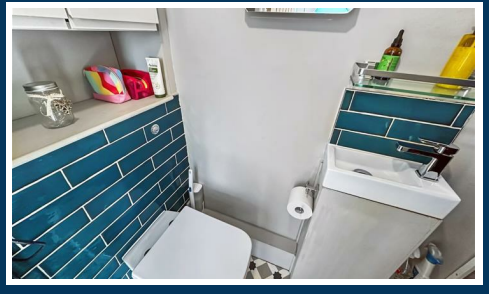
ENTRANCE HALL
With composite front door. Stairs to first floor. Radiator.

CLOAKROOM
With WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the side. Wall mounted combination gas central heating boiler.

SITTING/DINING ROOM
28'6" x 11'0" (8.69m x 3.35m)
A superb reception room with PVCu double glazed bay window to the front plus sliding PVCu double glazed doors to the rear decked seating area with lawned gardens beyond. Focal point of an electric stove. Two radiators. Ample space for living and dining suites. Ceiling cornice. Television aerial point. Access to:

BREAKFAST KITCHEN
21'0" x 8'0" (6.40m x 2.44m)
Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven, fridge freezer, washing machine and dishwasher. Ample space for table and chairs. Tiled splashback. Recessed low voltage lighting. Telephone point. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear decked seating area with lawns beyond.

FIRST FLOOR



LANDING
PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1
14'6" x 11'6" (4.42m x 3.51m)
PVCu double glazed window overlooking the rear garden. Fitted contemporary wardrobe. Radiator. Television aerial point. Recessed low voltage lighting.

BEDROOM 2
13'7" x 11'6" (4.14m x 3.51m)
PVCu double glazed window to the front. Radiator.

BEDROOM 3
7'11" x 7'10" (2.41m x 2.39m)
PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BATHROOM
15'9" x 7'11" (4.80m x 2.41m)
An extended bathroom with a suite comprising bath plus separate tiled shower enclosure, wash hand basin and WC. Opaque PVCu double glazed window to the side. Vertical radiator. Recessed low voltage lighting. Half panelled walls.

OUTSIDE
To the front of the property the driveway provides off road parking and there is an adjacent lawned garden. The driveway continues to the side with gate to rear garden.

To the rear is a decked seating area with delightful lawnd gardens beyond with further gravelled seating area. External power point.

The property also features solar panels to the front and rear roof.

DETACHED GARAGE
19'5" x 15'8" (5.92m x 4.78m)
With up and over door to the front. Light and power. PVCu double glazed door and window to the side.

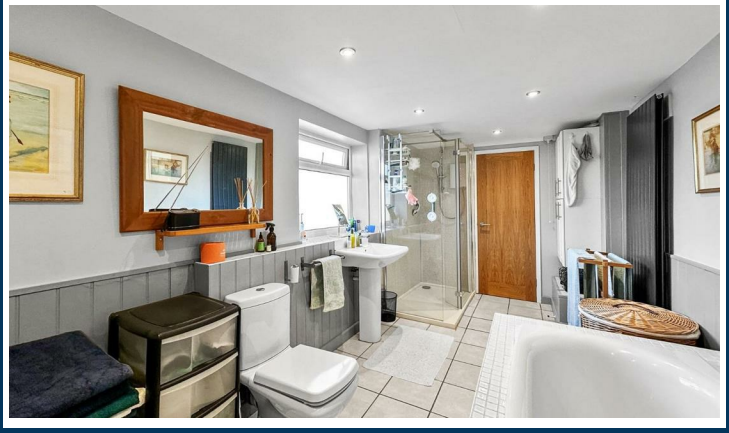
SERVICES
All main services are connected.

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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