



17 CLOVER ROAD | TIMPERLEY

OFFERS OVER £500,000

A superbly presented and extended traditional semi detached family home in a sought after location within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools and Cloverlea School close by. The accommodation briefly comprises entrance hall, front sitting room, open plan living dining kitchen complete with central island and integrated appliances and with doors leading onto the rear gardens, separate utility room with door to the side and access to the cloakroom/WC, three well proportioned bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings. To the front of the property the driveway provides off road parking whilst to the rear the gardens incorporate a block paved patio seating area with extensive lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7NL

DESCRIPTION

This extended semi detached family home is beautifully presented throughout and contains generously proportioned living space presented to a high standard which needs to be seen to be appreciated.

The property is located in a sought after residential location close to the village centre and within the catchment area of highly regarded primary and secondary schools specifically within walking distance of Cloverlea Primary School and with Wellington School a little further distant.

The accommodation is approached via welcoming entrance hall which provides access to the bay fronted sitting room with a focal point of an exposed brick fireplace with timber mantle. To the rear of the property the extension has provided a superb open plan living dining kitchen. The kitchen area is fitted with a comprehensive range of grey units with contrasting light wood work surfaces and incorporates a central island and integrated appliances and with doors leading onto the rear gardens. The ground floor accommodation is then completed by a separate utility room with access onto the cloakroom/WC and also with door to the side.

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

Externally there is ample off road parking within the driveway and gated access then leads to the side and there is a gravelled adjacent garden. To the rear the gardens incorporate a block paved patio seating area with extensive lawns beyond enjoying a high degree of privacy.

In conclusion a well proportioned family home positioned within a popular residential location and beautifully presented. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled composite front door. Opaque PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Spindle balustrade staircase to first floor. Natural wood flooring. Under stairs storage cupboard.

SITTING ROOM

12' x 11'1" (3.66m x 3.38m)

With PVCu double glazed bay window to the front. Exposed brick chimney breast with timber mantle. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

LIVING ROOM

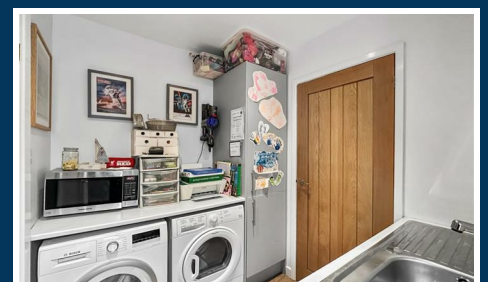
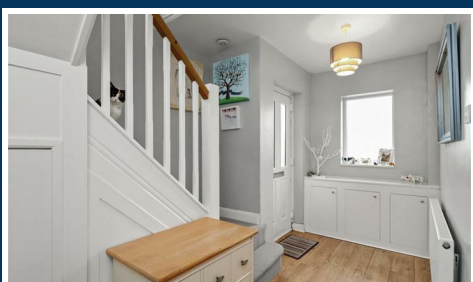
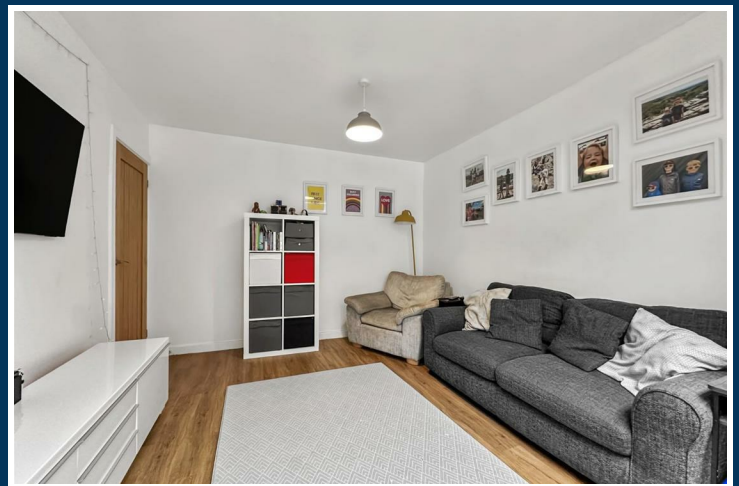
11'1" x 10'11" (3.38m x 3.33m)

With laminate wood flooring. Space for living suite. Television aerial point. Contemporary radiator. Opening to:

DINING KITCHEN

18'10" x 14'8" (5.74m x 4.47m)

Fitted with a comprehensive range of grey wall and base units with contrasting light wood work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Central island provides further storage and breakfast bar and also houses the four ring Bosch hob with stainless steel extractor hood over and also the wine fridge. There are two integrated Bosch oven/grills. Integrated dishwasher and fridge freezer. Space for dining suite. Natural wood flooring. Tiled splashback. Recessed low voltage lighting. Contemporary radiator. Skylight. Door to the rear garden.



UTILITY

8'6 x 7'3 (2.59m x 2.21m)

Stainless steel sink unit with drainer. Work surface with plumbing for washing machine and space for dryer beneath. Wall mounted combination gas central heating boiler. Laminate wood flooring. PVCu double glazed door to the side. Recessed low voltage lighting.

CLOAKROOM

With WC. Laminate wood flooring. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

11'3 x 10'2 (3.43m x 3.10m)

PVCu double glazed window to the front. Mirror fronted fitted wardrobes. Radiator. Recessed low voltage lighting.

BEDROOM 2

11'2 x 10'1 (3.40m x 3.07m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

8'10 x 8'2 (2.69m x 2.49m)

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

BATHROOM

7'5 x 7'4 (2.26m x 2.24m)

Fitted with a white suite with chrome fittings comprising corner bath with mixer shower, wash hand basin and WC. Heated towel rail. Opaque PVCu double glazed window to the front. Tiled splashback. Extractor fan.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and there is an adjacent gravelled garden plus gated access to the rear. To the rear the gardens incorporate a block paved patio seating area leading to extensive lawned gardens which enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

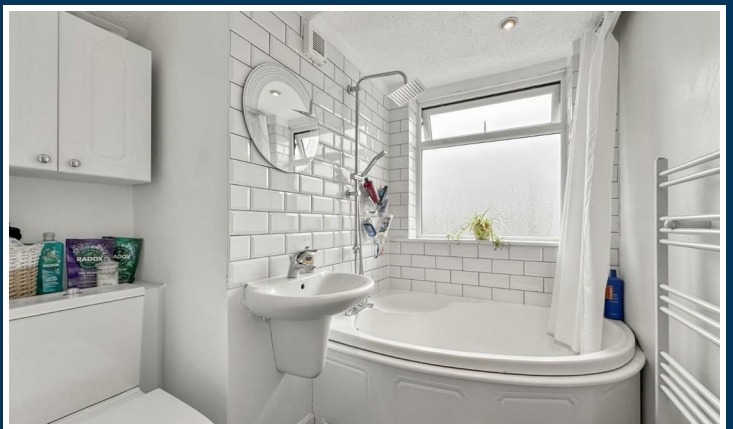
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TENURE

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

NOTE

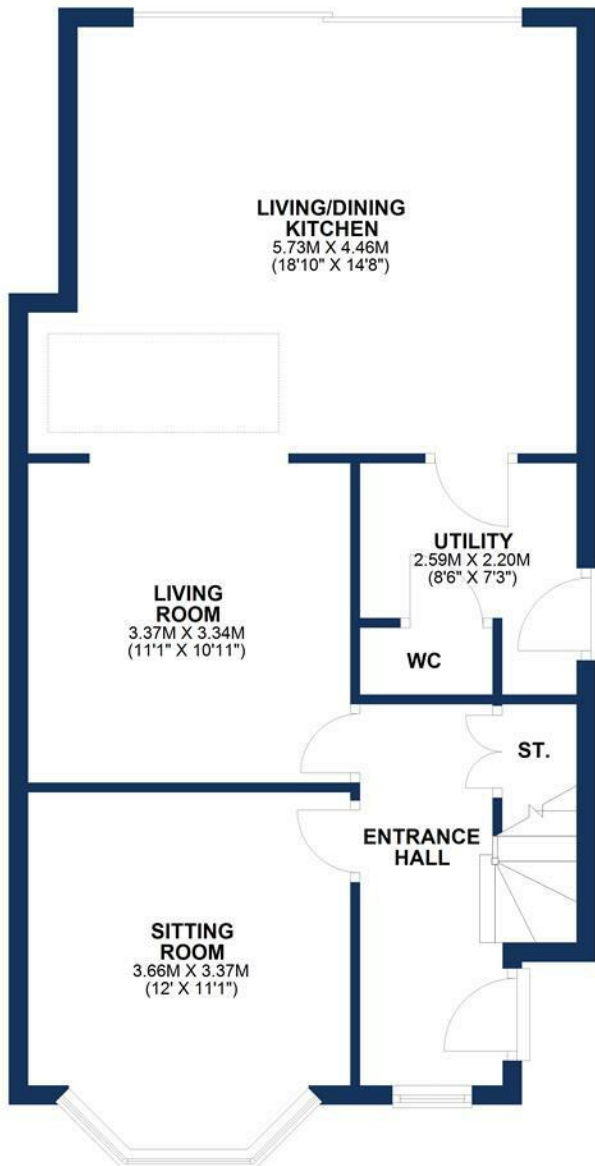
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 61.1 SQ. METRES (657.5 SQ. FEET)



FIRST FLOOR

APPROX. 36.1 SQ. METRES (388.7 SQ. FEET)



TOTAL AREA: APPROX. 97.2 SQ. METRES (1046.2 SQ. FEET)

Floorplan for illustrative purposes only



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