



## 14 PARK AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £800,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned Edwardian semi detached family home retaining much of the original character and charm and with attractive south-westerly facing gardens at the rear. Set within a quiet sought after cul de sac and with accommodation arranged over 4 floors briefly comprising large welcoming entrance hall, bay fronted dining room, rear living room with doors onto the garden, breakfast kitchen with access to the garden, cellars which have been converted to provide a home office, sitting room and utility room. To the first floor the principal bedroom benefits from en-suite shower room and there are two further double bedrooms plus study serviced by the family bathroom/WC. The accommodation is completed by the second floor which provides two further double bedrooms and shower room/WC. Off road parking to the front within the driveway whilst to the rear there are gardens laid with artificial grass and benefitting from a south-westerly aspect to enjoy the morning, afternoon and evening sun. Viewing is essential to appreciate the proportions and character of the accommodation on offer.

POSTCODE: WA14 5AX

## DESCRIPTION

This superb semi detached family home occupies an enviable position in a quiet cul de sac with attractive south-westerly facing gardens to the rear. Outside, the property maintains much of the character of the Edwardian era and this continues internally with tall moulded ceilings, leaded and stained glass windows in parts and high skirting boards.

To the front of the property a recessed porch leads onto the welcoming entrance hall with leaded and stained glassed front door with matching top light and stripped original floorboards. From the hallway, there is access to all rooms including the cellar. Towards the front of the property the dining room is bay fronted whilst to the rear the living room has a focal point of a living flame gas fire and double doors leading onto the rear garden. The kitchen is fitted with a comprehensive range of natural wood fronted units and also has access to the rear gardens with a composite stable style door.

The property benefits from cellars which have recently been converted to a high standard to provide an area currently used as a home office with sitting room beyond plus separate utility room with WC.

To the first floor, the principal bedroom benefits from fitted wardrobes and drawers and has an adjacent en-suite shower room. There are two further double bedrooms serviced by a superbly proportioned family bathroom/WC with shower and roll-top bath with modern period style chrome fittings. The first floor accommodation is completed by a separate study.

The loft has also been converted to provide two excellent bedrooms with access to large useful storage areas and both serviced by a shower room/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the block paved driveway to the front whilst to the rear the garden is laid with artificial grass and features a raised seating terrace accessed via the living room and dining kitchen and steps leading to the garden where there is a further paved seating area, all of which benefit from a south-westerly aspect to enjoy the sun throughout the day.

The location is ideal being a little over 1 mile from Timperley village and within walking distance of Altrincham with their extensive range of shops. Within a 1/4 mile on Park Road, there are local shops and Timperley Metrolink station which provides a commuter service into Manchester. There is easy access to the motorway network and Manchester International Airport is less than 5 miles away. The property also lies within the catchment area of Trafford's highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the character, charm and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

16'10" x 10'7" (5.13m x 3.23m)

Hardwood leaded and stained glass front door with matching top light. Stripped floorboards. Picture rail. Dado rail. Radiator. Spindle balustrade staircase to first floor.

#### DINING ROOM

16'7" x 13'7" (5.05m x 4.14m)

PVCu double glazed bay window to the front. Stripped floorboards. Fireplace. Picture rail. Ceiling cornice. Radiator. Fitted storage and shelving.

#### LIVING ROOM

18'1" x 12'0" (5.51m x 3.66m)

With a focal point of a living flame gas fire with tiled insert and hearth. Stripped floorboards. Ceiling cornice. PVCu double glazed double doors to the rear garden. Radiator. Television aerial point.

#### BREAKFAST KITCHEN

17'8" x 10'7" (5.38m x 3.23m)

Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for Range oven, American style fridge freezer and dishwasher. Tiled splashback. PVCu double glazed windows to the side and rear. Composite stable style door to the rear garden. Stainless steel extractor hood. Recessed lighting. Radiator.

#### CELLARS

16'10" x 9'7" (5.13m x 2.92m)

With opaque double glazed window to the side. Laminate wood flooring. Spindle balustrade staircase. Fitted storage. Radiator. Recessed lighting.

#### SITTING ROOM

10'5" x 9'3" (3.18m x 2.82m)

With opaque PVCu double glazed window to the side. Laminate flooring. Radiator. Recessed lighting. Television aerial point.

#### UTILITY

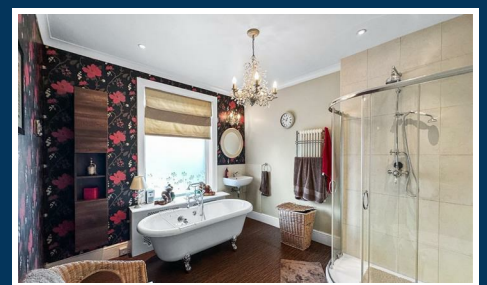
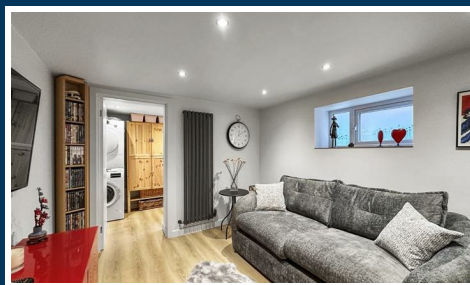
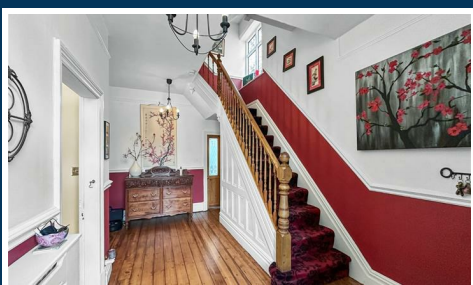
9'5" x 5'6" (2.87m x 1.68m)

With WC and wash hand basin with tiled splashback. Plumbing for washing machine. Space for dryer. Laminate flooring. Opaque double glazed window to the side. Extractor fan. Recessed lighting. Cupboard housing combination gas central heating boiler.

### FIRST FLOOR

#### LANDING

Leaded and stained glass window to the side. Dado rail. Spindle balustrade staircase to second floor.



### BEDROOM 1

18'1" x 12'0" (5.51m x 3.66m)

PVCu double glazed window to the rear. Fitted wardrobes and drawers. Radiator. Recessed low voltage lighting.

### EN-SUITE

5'6" x 5'5" (1.68m x 1.65m)

With white suite with chrome fittings comprising tiled shower cubicle. Wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2

16'4" x 12'0" (4.98m x 3.66m)

PVCu double glazed window to the front. Ceiling cornice. Radiator.

### BEDROOM 3

10'7" x 10'5" (3.23m x 3.18m)

PVCu double glazed window to the front. Radiator. Laminate flooring. Ceiling cornice.

### STUDY

7'4" x 5'9" (2.24m x 1.75m)

With PVCu double glazed window to the side.

### BATHROOM

11'9" x 10'7" (3.58m x 3.23m)

Fitted with a white suite with period style chrome fittings comprising roll top claw foot bath with mixer shower. Tiled shower enclosure. Wash hand basin with tiled splashback and WC. Opaque PVCu double glazed window to the rear. Period style radiator with heated towel rail. Recessed lighting. Ceiling cornice.

### SECOND FLOOR

#### LANDING

Radiator. Dado rail.

#### BEDROOM 4

22'11" x 10'6" maximum measurements (6.99m x 3.20m maximum measurements)

With PVCu double glazed window to the side. Velux window to the rear. Radiator. Access to eaves storage area.

#### BEDROOM 5

15'3" x 10'5" (4.65m x 3.18m)

Velux window to the front. Radiator. Access to eaves storage area with Velux window.

#### BATHROOM

8'1" x 7'4" (2.46m x 2.24m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle. Wash hand basin and WC. Velux window to the front. Radiator. Eaves storage. Part tiled walls.

### OUTSIDE

To the front of the property the block paved drive provides off road parking and has an adjacent well stocked flowerbed. Access to external power point.

At the rear and accessed via the breakfast kitchen and the living room is a raised seating terrace laid with artificial grass with steps leading down to further gardens with well stocked flowerbeds and a further paved patio seating area. The rear gardens benefit from a south-westerly aspect to enjoy the sun throughout the day and there is access to external power point and water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

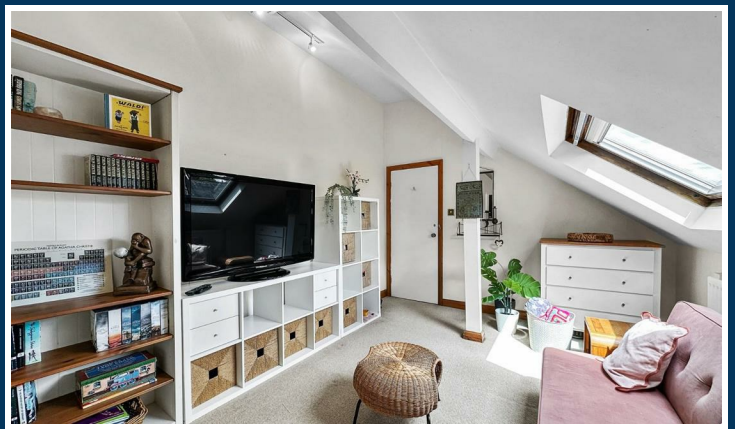
Trafford Band "E"

### 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. 77.1 SQ. METRES (829.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 78.1 SQ. METRES (842.1 SQ. FEET)



**SECOND FLOOR**  
APPROX. 45.9 SQ. METRES (493.4 SQ. FEET)



TOTAL AREA: APPROX. 230.8 SQ. METRES (2483.9 SQ. FEET)  
Floor plan for R. 0161-980-8011

**BASEMENT**  
APPROX. 35.2 SQ. METRES (379.3 SQ. FEET)



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