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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

INDEPENDENT ESTATE AGENTS

28 Green Drive

Timperley, Altrincham, WA15 6JW





£710,000

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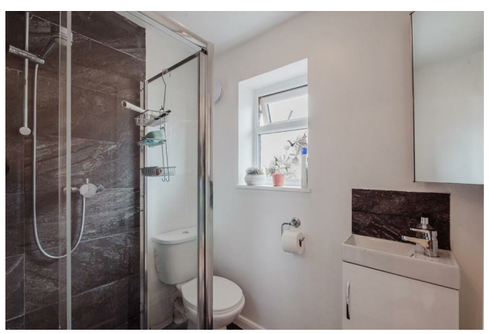












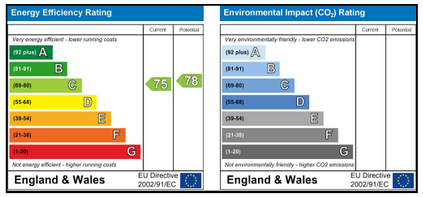
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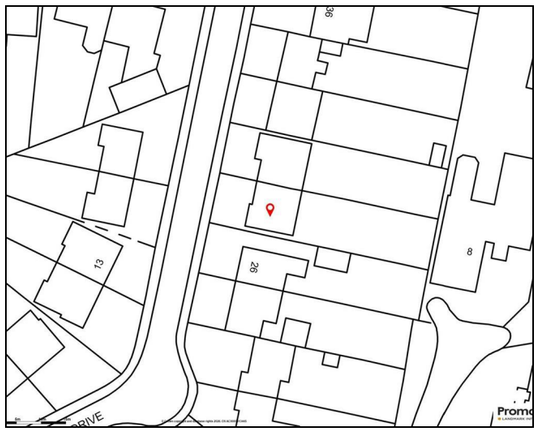
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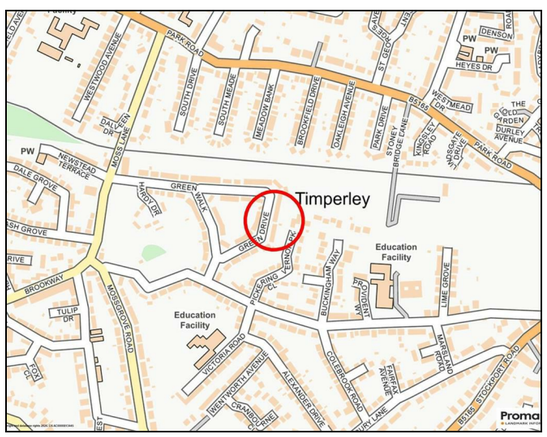
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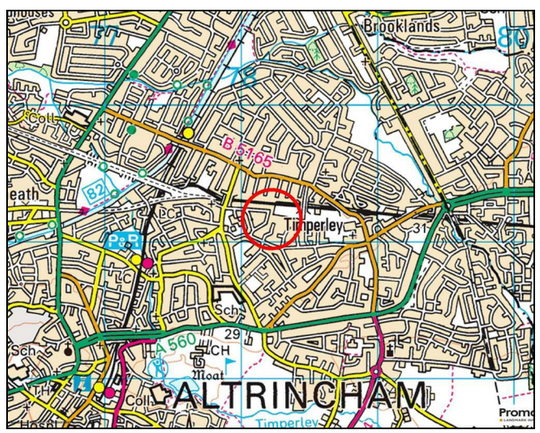
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A LOVELY EXTENDED DOUBLE HEIGHT BAY FRONTED SEMI DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER TIMPERLEY LOCATION, WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL AMENITIES AND THE METROLINK.

Porch. Hall. Lounge. 350 sqft Open Plan Living Dining Kitchen. Utility. GFWC. Four/Five Bedrooms. Two Bath/Shower Room. Driveway. Lovely Gardens.



in detail

A lovely extended, double height, bay fronted Semi Detached family home positioned on this enormously desirable Drive in Timperley and perfectly positioned within walking distance of The Willows Primary Schools and Wellington School and approximately midway between Timperley Village with its amenities and Timperley Metrolink.

The property has been extended to provide excellent family accommodation arranged over Two Floors of approximately 1500 square feet providing a good sized Lounge to the Ground Floor, in addition to a 300 square foot Open Plan Living Dining Kitchen with the Utility Room and Ground Floor WC off.

To the First Floor are Five Bedrooms, one currently utilised as a Home Study served by Two Bath/Shower Rooms.

Externally, there is good off street Parking for cars side by side and a particular feature of the property is the lovely maturely stocked and well screened Garden to the rear being a larger than the average Garden for this type of property.

A great example of a popular design of property in a first class location.

Comprising:

Entrance Porch. Hall.

Lounge with bay window to the front and cast iron stove fireplace feature. Double doors lead through to the:

300 square foot Open Plan Live In Dining Kitchen with French doors and windows giving access to and enjoying aspects of the gardens and with additional skylight windows providing further natural light.

The Kitchen Area fitted with a range of painted finish, wood fronted units with integrated oven, hob, extractor fan and dishwasher. There is space for a freestanding American style fridge freezer that maybe available to the incoming purchaser subject to negotiation.

A door leads through to the Utility Room with garden access and with a Ground Floor WC off. A door leads through to the large Integral Garage.

First Floor Landing.

Bedroom One with bay window to the front and mirror fronted, sliding door wardrobes.

Bedroom Two. A Double Bedroom enjoying a rear garden aspect.

Bedroom Three, also a Double Bedroom overlooking the rear.

Bedrooms Four and Five are large Single Bedrooms to the front, one utilised as Home Study.

There is a Family Bathroom with double ended bath and shower over, in addition to a separate Shower Room.

Externally, there is good off street Parking for cars side by side.

The Garden to the rear is a particularly attractive feature with a stone paved patio area. Beyond, the Garden area is laid to a large expansive lawn and enclosed within substantial, mature trees and bushes within the boundaries of this and neighbouring properties providing excellent screening and a most attractive outlook. There is a further timber decked sitting area to the far end of the Garden.

The Garden enjoys a broadly South East facing aspect.

- Leasehold - 999 years from 30 November 1931
- Council Tax Band E

