



Hollyfern Road, West Timperley, WA14

Asking Price of £520,000



# Property Features

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- Three Bedroom Semi-Detached House
- Located in Quiet Cul-De-Sac
- Off-Road Parking
- Double Glazed Throughout
- Downstairs WC and En suite to Master Bedroom
- High Quality Materials Used Throughout
- Private Rear Garden
- In Catchment for Trafford's Outstanding Schools
- Single Garage
- Chain Free Sale



# Full Description

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Beautifully presented three-bedroom semi-detached house. Located in a quiet cul-de-sac, with off-road parking and a single garage. The property offers a very private rear garden with National Trust land beyond.

This is a perfect family home, with a master bedroom with an en suite shower room, two further bedrooms and a family bathroom. The property also offers a convenient ground-floor WC. The kitchen-diner is an open-plan space with French doors leading to the rear garden.



## ENTRANCE HALL

3' 4" x 14' 4" (1.03m x 4.37m)

The entrance hall is fitted with a tiled floor; a pendant light fitting; a single panel radiator; and doors leading to the lounge; kitchen-diner and downstairs WC. From this room there is also access to an under-stairs storage cupboard and balustrade staircase leading to the first floor accommodation. The under-stairs storage cupboard offers space and plumbing for a washing machine.



## DOWNSTAIRS WC

3' 4" x 5' 3" (1.03m x 1.61m)

A convenient downstairs WC, accessed from the entrance hall. This room offers wall mounted hand wash basin; low-level WC; uPVC double glazed frosted glass window to the side aspect; part tiled walls and tiled floor; a single panel radiator and ceiling mounted light fitting.



## LIVING ROOM

10' 4" x 16' 6" (3.16m x 5.04m)

Spacious family living room with uPVC double glazed window to the front aspect, with fitted blinds; carpeted flooring; a pendant light fitting; television and telephone points; an electric fire and a single panel radiator.



## KITCHEN/DINER

17' 4" x 10' 5" (5.30m x 3.20m)

The open-plan kitchen-diner is located to the rear of the property with uPVC double glazed French doors and window to the rear aspect, both fitted with blinds, overlooking the rear garden. This room is fitted with matching base and eye level storage units, with marble worktops over and a range of integrated appliances. The appliances fitted in the kitchen area include: Fridge-freezer; double oven; four ring gas hob, with stainless steel extractor hood over; and full size dishwasher. The kitchen also offers a recessed stainless steel double sink with chrome mixer tap over; tiled flooring; recessed spot lighting; double panel radiator and television point.



## LANDING

The first floor landing area is carpeted, allowing for access to the loft via a hatch in the ceiling and to the three bedrooms and bathroom. This space also offers doors leading to two large storage cupboards.



## MASTER BEDROOM

**12' 4" x 10' 6" (3.76m x 3.21m)**

The master bedroom is located off the first floor landing, with a uPVC double glazed window to the front aspect, with fitted blinds. This room offers carpeted flooring; a pendant light fitting; a single panel radiator; a television point; fitted wardrobes and a door leading to the en suite shower room.



## EN SUITE SHOWER ROOM

**6' 6" x 3' 7" (2.00m x 1.10m)**

Accessed from the master bedroom, the en suite shower room offers fully tiled floor and walls; a wall mounted hand wash basin; low-level WC and shower cubicle with thermostatic shower system. This room is also fitted with a chrome heated towel rail; a shaving socket and recessed spot lighting.



## BEDROOM TWO

**9' 6" x 10' 5" (2.92m x 3.19m)**

The second bedroom is another double bedroom, currently utilised as a child's bedroom. This room benefits from fitted carpets; a uPVC double glazed window to the rear aspect, with fitted blinds; a single panel radiator and a pendant light fitting.



### BEDROOM THREE

7' 1" x 10' 8" (2.17m x 3.27m)

The third bedroom also offers a uPVC double glazed window to the rear aspect, with fitted blinds; carpeted flooring; a single panel radiator and a pendant light fitting.



### BATHROOM

6' 2" x 6' 0" (1.88m x 1.84m)

The family bathroom is located off the first floor landing; this room offers a quirky diamond shaped uPVC double glazed frosted glass window to the front aspect. The bathroom offers fully tiled floor and walls; a low-level WC; a wall mounted hand wash basin; a chrome heated towel rail and a panelled bath with glazed screen and thermostatic shower over. This room is also fitted with a shaving socket and recessed spot lighting.



### EXTERNAL

To the front of the property lies a good sized lawned front garden with paved path leading to the front door, the garden offers borders stocked with mature shrubs and small trees. To the side of the property is a private driveway leading to the garage, the drive is large enough to accommodate three vehicles. From the drive there is a timber gate leading into the rear garden.

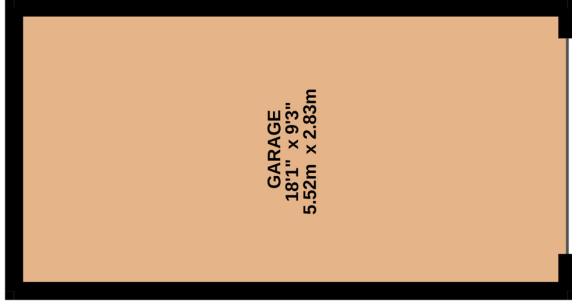
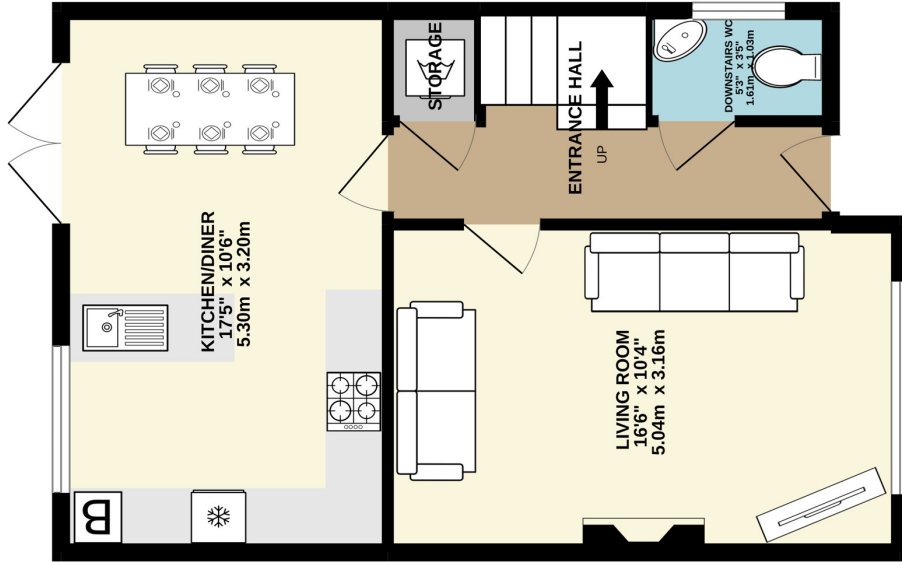


To the rear of the property one will find a private rear garden, which is enclosed on three sides by timber panelled fencing. The garden is largely laid to lawn; with a paved seating area adjacent to the house. Beyond the rear garden is National Trust land, therefore the garden is not overlooked.

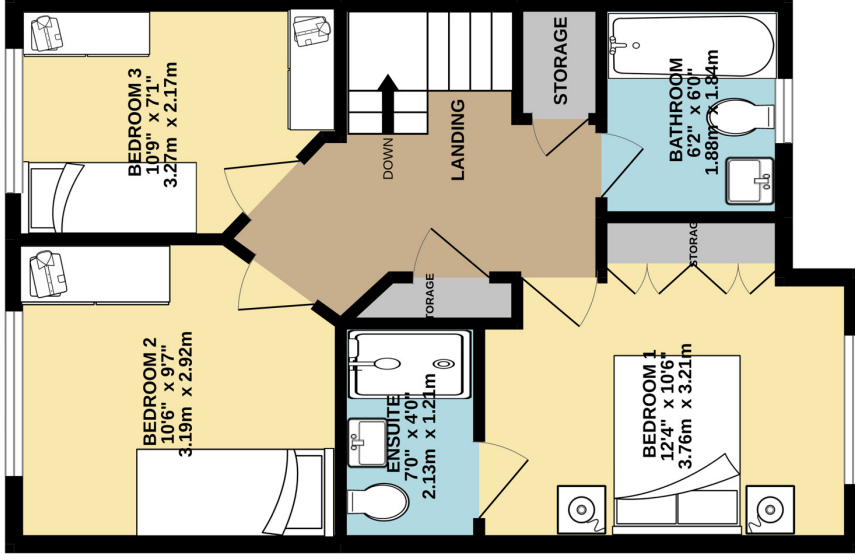


Adjacent to the garden area and at the end of the driveway is a single garage. The garage offers an up-and-over door, eave storage space, and lighting.

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	78 C	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. When was this property constructed?** The property was completed in 2012.
- 2. What is the council tax band for this property?** This property falls under band D, which in Trafford is £2,289.79 pa.
- 3. Does the property have gas central heating?** Yes, the boiler is a gas boiler, which has been serviced annually.
- 4. Is there access to the loft?** Yes, there is a loft hatch in the first-floor landing, with a pull-down ladder. The loft is partly boarded and has a light. The owners of the neighbouring property have created a loft conversion with dormers to the rear, which we imagine would be an option for the buyers.
- 5. Is this property sold freehold or leasehold?** 5. Is this property sold freehold or leasehold? The property is freehold. There is, however, a small estate service charge paid by all residents of this development to maintain the communal spaces. The owner has advised us that this is £17.6 per month, equivalent to £211.20 per annum.