



**2 FAIRVIEW ROAD | TIMPERLEY**

**£950,000**

**\*\*NO ONWARD CHAIN\*\*** A superbly proportioned and presented detached family home occupying an enviable plot extending to almost a 1/3 of an acre. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted sitting room plus separate dining room with bay window to the side and double doors leading onto the rear living room which in turn leads onto the rear garden, morning room and fitted kitchen with door to garden room which provides access to the utility room with shower room/WC beyond and also provides access to the side driveway and rear gardens. To the first floor there are four double bedrooms serviced by the family bathroom with separate WC. Externally to the front of the property double gates provide access to the drive providing ample off road parking and there are adjacent lawned gardens and gated access to the rear and access to the attached garage. To the rear the gardens are a particular feature incorporating a large patio seating area with delightful lawned gardens which simply need to be seen to be appreciated. Viewing is essential to appreciate the home and plot on offer.

POSTCODE: WA15 7AR

## DESCRIPTION

This superbly detached family home is set within extensive grounds extending to almost a 1/3 of an acre and with extensive manicured south facing gardens to the rear which need to be seen to be appreciated.

The accommodation is presented to a high standard throughout and the enclosed porch leads onto the welcoming entrance hall. Positioned to the front of the property is a separate sitting room with a focal point of a living flame gas fire set within a marble effect insert and hearth whilst towards the side of the property is a separate dining room with bay window and an open fireplace. Double doors from the dining room lead onto the living room at the rear which in turn leads onto the attractive rear gardens. There is an open plan morning room and kitchen with space for dining table and chairs and with the kitchen area fitted with a comprehensive range of white units and a range of integrated appliances. From the kitchen there is access to the rear garden room which leads onto the rear garden and also the separate utility room with adjacent shower room/WC.

To the first floor there are four double bedrooms all of which are serviced by the family bathroom with separate WC. The two rear double bedrooms have double doors providing views over the beautiful rear gardens.

Externally to the front of the property double gates lead onto the tarmac driveway providing ample off road parking and access to the attached garage. Adjacent to the driveway and lawned gardens there is gated access to the rear. Immediately to the rear is an Indian stone patio seating area with manicured lawned gardens beyond with well tended and stocked flowerbeds all with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

The property is ideally placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre, Altrincham town centre, Hale village centre and Hale Barns.

Viewing is highly recommended to appreciate the accommodation and gardens on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

8'1" x 4'1" (2.46m x 1.24m)

With composite glass panelled front door. Tiled floor. PVCu double glazed window to the side. Ceiling cornice. Radiator.

#### ENTRANCE HALL

15'10" x 8'10" (4.83m x 2.69m)

With opaque glass panelled PVCu double glazed front door. Stairs to first floor. Picture rail. Telephone point. Radiator. Oriel bay window to the side at half landing level. Understairs storage cupboard.

#### SITTING ROOM

17'5" x 12'6" (5.31m x 3.81m)

With PVCu double glazed bay window to the front and additional PVCu double glazed window to the side. Focal point of a living flame gas fire with marble effect insert and hearth. Recessed low voltage lighting. Two radiators. Ceiling cornice. Picture rail.

#### DINING ROOM

17'11" x 15'9" (5.46m x 4.80m)

With a focal point of an open fireplace. PVCu double glazed bay window to the side. Picture rail. Ceiling cornice. Radiator. Fitted shelving. Double glass panelled doors to:

#### LIVING ROOM

10'3" x 10'1" (3.12m x 3.07m)

With PVCu double glazed double doors to the rear patio. PVCu double glazed window to the side. Radiator. Television aerial point.

#### MORNING ROOM

11'1" x 10'7" (3.38m x 3.23m)

PVCu double glazed window to the side. Radiator. Fitted storage cupboard. Recessed low voltage lighting. Cupboard housing combination gas central heating boiler. Opening to:

#### KITCHEN

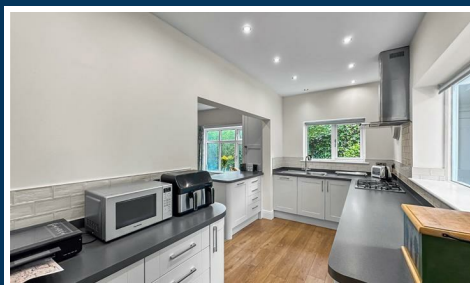
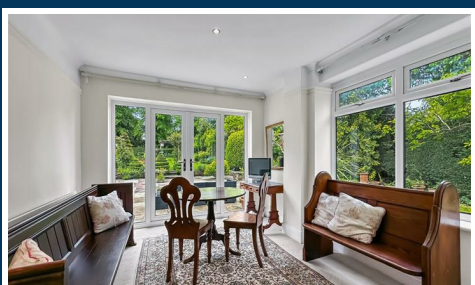
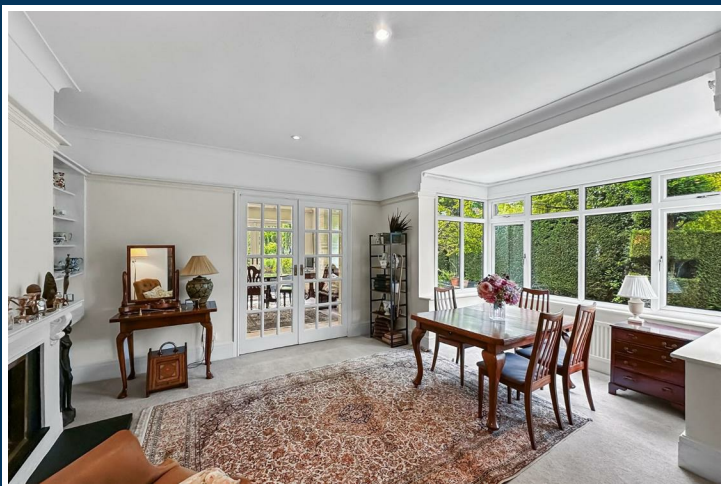
15'1" x 6'7" (4.60m x 2.01m)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated dishwasher and fridge. Recessed low voltage lighting. Laminate flooring. PVCu double glazed window to the side. Tiled splashback. Door to:

#### GARDEN ROOM

11'2" x 7'10" (3.40m x 2.39m)

With PVCu double glazed door to the rear patio with lawned gardens beyond. Door to the side. Laminate wood flooring. Radiator.



## UTILITY

9'8" x 3'11" (2.95m x 1.19m)

Fitted storage cupboard. Work surface with plumbing for washing machine beneath and space for dryer. Space for freezer. Radiator. PVCu double glazed window to the side. Tiled splashback. Recessed low voltage lighting.

## SHOWER ROOM

6'8" x 4'5" (2.03m x 1.35m)

With a suite comprising tiled shower cubicle. Vanity wash basin and WC. Laminate flooring. Recessed low voltage lighting. Chrome heated towel rail. Half tiled walls. Opaque PVCu double glazed window to the side.

## FIRST FLOOR

### BEDROOM 1

17'5" x 13'0" (5.31m x 3.96m)

With PVCu double glazed window to the front. Radiator. Picture rail.

### BEDROOM 2

15'6" x 13'4" (4.72m x 4.06m)

With PVCu double glazed window to the side and PVCu double glazed double doors providing views over the rear gardens. Radiator.

### BEDROOM 3

14'5" x 12'4" (4.39m x 3.76m)

With PVCu double glazed window to the side and PVCu double glazed double doors providing views over the rear gardens. Radiator.

### BEDROOM 4

13'5" x 6'8" (4.09m x 2.03m)

PVCu double glazed window to the side. Radiator. Telephone point.

## BATHROOM

8'5" x 6'8" (2.57m x 2.03m)

With a suite comprising tiled walk in shower enclosure, vanity wash basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Tiled floor. Half tiled walls.

## SEPARATE WC

With WC and wash hand basin. Half tiled walls. Opaque PVCu double glazed window to the side. Radiator. Loft access hatch.

## OUTSIDE

### GARAGE

17'1" x 11'8" (5.21m x 3.56m)

With double doors to the front. Door to the rear. Loft storage space. Light and power.

To the front of the property double gates provide access to the tarmac driveway providing off road parking for several vehicles and access to the garage. The driveway has an adjacent lawned garden with mature hedge borders and gated access to the rear.

To the rear and accessed via the garden room and living room there is a Yorkshire stone patio seating area with manicured lawns beyond with well stocked and tended flowerbeds all with a high degree of privacy. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

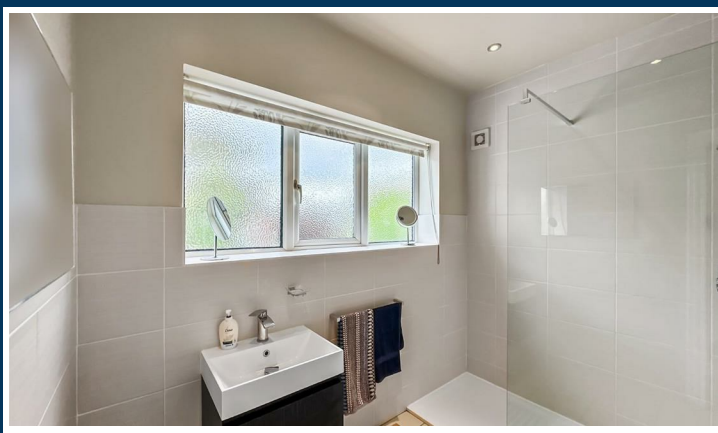
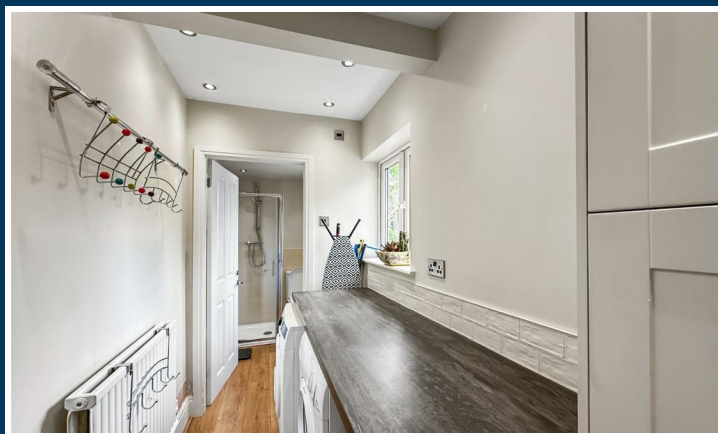
Vacant possession upon completion.

## COUNCIL TAX

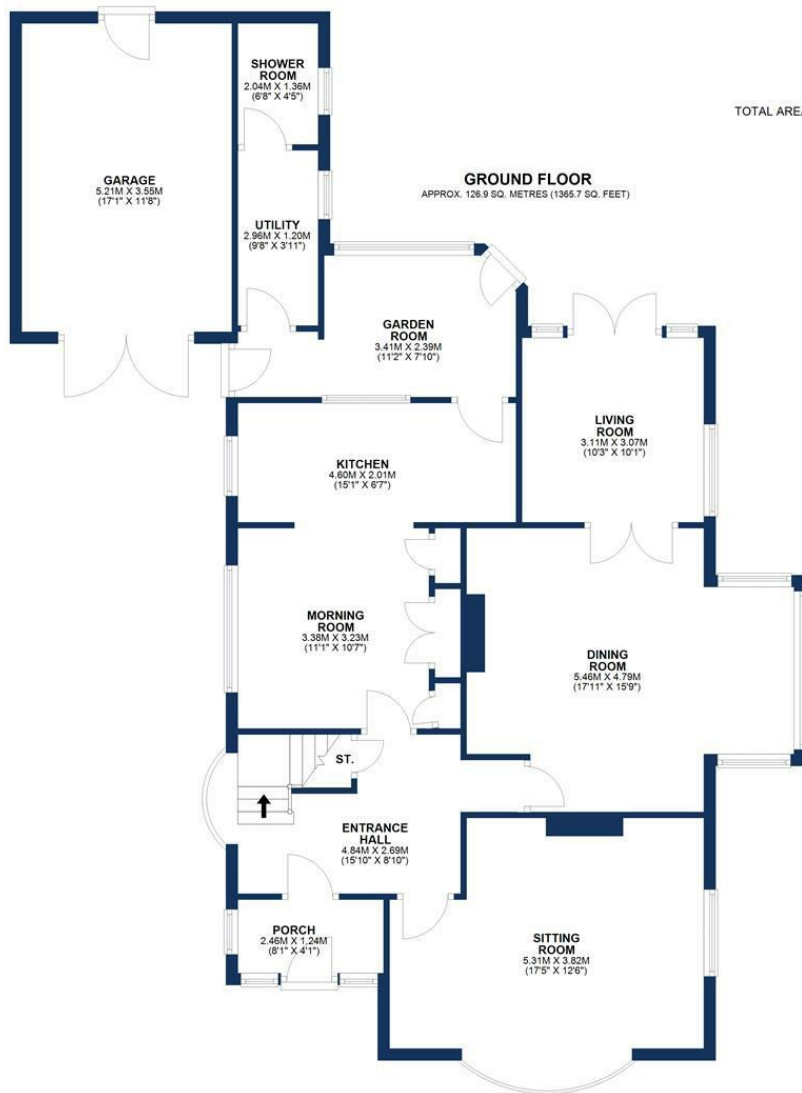
Trafford Band "G"

## TENURE

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



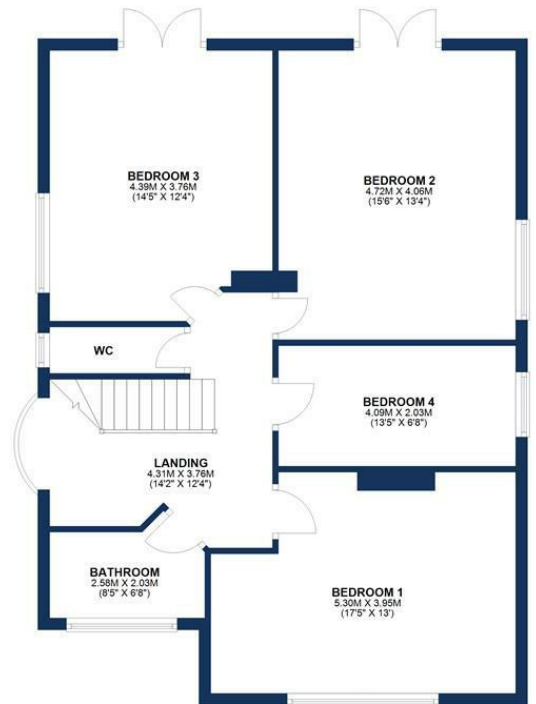
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TOTAL AREA: APPROX. 209.0 SQ. METRES (2249.9 SQ. FEET)  
 Floorplan for illustrative purposes only

**GROUND FLOOR**  
 APPROX. 126.9 SQ. METRES (1366.7 SQ. FEET)

**FIRST FLOOR**  
 APPROX. 82.1 SQ. METRES (884.2 SQ. FEET)



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