



14 ASPEN CLOSE | TIMPERLEY

£300,000

A beautifully maintained & superbly presented modern semi detached family home in a sought after location nestled at the head of the quiet cul de sac. Entrance vestibule leading onto a full width sitting room plus dining kitchen towards the rear with access onto the garden. Two double bedrooms & bathroom/WC to the first floor. Externally there is ample off road parking within the driveway with adjacent lawned gardens & gated access to the side. There is a detached garage to the side whilst to the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds. Viewing is highly recommended.

POSTCODE: WA15 7YF

DESCRIPTION

Occupying a convenient position in a quiet popular residential location this generously proportioned semi detached family home is highly recommend and is ideally located at the head of the cul de sac.

The accommodation is superbly presented throughout and the entrance vestibule provides access onto a large sitting room whilst to the rear is a full depth dining kitchen fitted with white units and with access onto the rear garden. To the first floor there are two excellent double bedrooms serviced by the modern bathroom/WC.

To the front of the property the driveway provides ample off road parking for several vehicles and benefits from adjacent lawned gardens and leads onto the detached garage to the side. There is gated access to the rear where there is a paved patio seating area with attractive lawned gardens beyond enjoying a high degree of privacy and with well stocked flowerbeds.

A superb property with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door. Opening to:

SITTING ROOM

19'1" x 11'11" (5.82 x 3.63)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed window to the front. Staircase to first floor. Access to understairs storage cupboard. Television aerial point. Telephone point. Doorway to:

DINING KITCHEN

11'11" x 8'0" (3.63 x 2.44)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Space for cooker and fridge freezer. Plumbing for washing machine. Extractor hood. Ample space for table and chairs. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear garden. Radiator. Laminate flooring. Tiled splashback. Extractor fan. Cupboard housing gas central heating boiler.

FIRST FLOOR

LANDING

Loft access hatch.



BEDROOM 1

12'1" x 11'11" (3.68 x 3.63)

With PVCu double glazed window to the front. Radiator.

BEDROOM 2

11'11" x 8'0" (3.63 x 2.44)

With PVCu double glazed windows overlooking the rear garden. Radiator.

BATHROOM

8'11" x 4'9" (2.72 x 1.45)

Fitted with a modern suite comprising tiled shower enclosure with mains shower, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Part tiled walls. Airing cupboard.

OUTSIDE

To the front of the property the block paved drive provides off road parking for several vehicles and benefits from an adjacent lawned garden and provides access to the detached garage at the side. Gated access then leads to the rear where there is a patio seating area also accessed via the dining kitchen and with delightful lawned gardens beyond with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is held on a leasehold basis for the residue of a 999 year terms from approximately 1991 and subject to a ground rent of approximately £45.00 pa. 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.

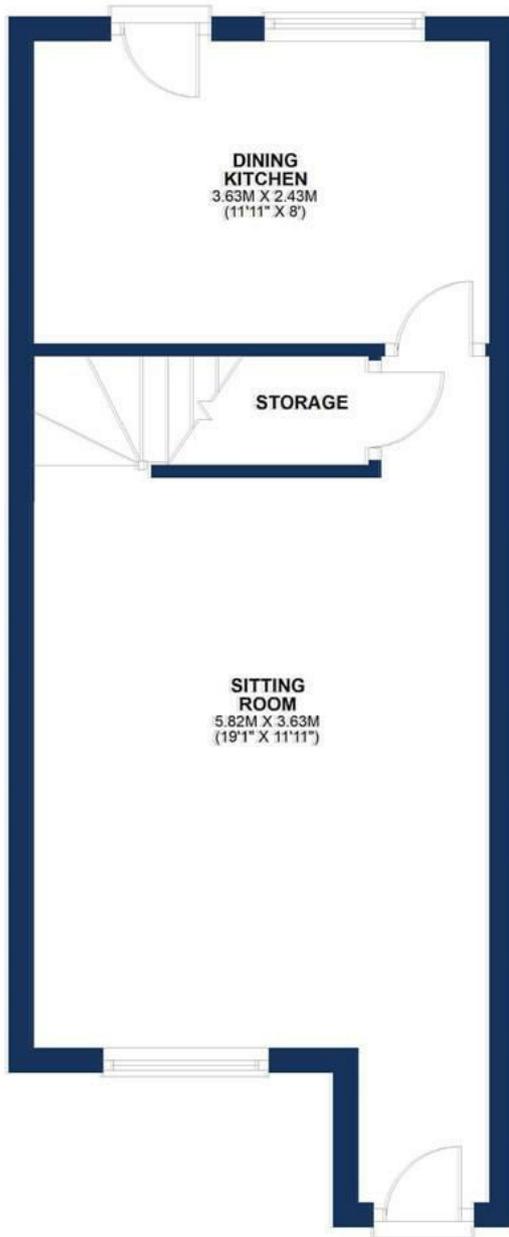
EPC available upon request.



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GROUND FLOOR

APPROX. 30.7 SQ. METRES (330.0 SQ. FEET)



FIRST FLOOR

APPROX. 29.4 SQ. METRES (316.0 SQ. FEET)



TOTAL AREA: APPROX. 60.0 SQ. METRES (646.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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