



3 ASH GROVE | TIMPERLEY

OFFERS OVER £410,000

NO ONWARD CHAIN A traditional three bed semi detached family home superbly presented and lying in a highly sought after location. Entrance hall, bay fronted dining room, sitting room with access onto the rear gardens, breakfast kitchen with access to the side driveway. To the first floor there are three bedrooms and modern bathroom/WC. Off road parking to the front within the driveway which continues to the side providing access to the garage at the rear. To the rear and accessed via the sitting room is a patio seating area with south facing lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6JX

DESCRIPTION

This traditional semi detached family home is ideally located being within walking distance of both Timperley Metrolink station and Navigation Road Metrolink station and also lies within the catchment area of highly regarded primary and secondary schools, with Welling High School being within close walking distance. The property also lies within easy reach of Altrincham town centre and Timperley village centre.

Superbly presented throughout the accommodation is approached via a welcoming entrance hall and to the front of the property is a well proportioned dining room whilst to the rear the sitting room has sliding doors leading onto the gardens at the rear. The ground floor accommodation is completed by the fitted breakfast kitchen with door leading to the side. To the first floor there are three bedrooms and modern family bathroom/WC.

To the front of the property the driveway provides off road parking and gated access then leads to the side with garage beyond. To the rear and accessed via the sitting room is a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

A superb family home in an ideal location and viewing is highly recommended.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed glass panelled front door. Stripped floorboards. Radiator. Understairs storage cupboards one of which houses the combination gas central heating boiler. Spindle balustrade staircase to first floor.

DINING ROOM

13'3" x 11'11" (4.04 x 3.63)

With PVCu double glazed bay window to the front. Stripped floorboards. Radiator.



SITTING ROOM

13'6" x 11'2" (4.11 x 3.40)

With sliding PVCu double glazed doors to rear patio with gardens beyond all benefitting from a southerly aspect. Stripped floorboards. Television aerial point. Radiator.

KITCHEN

18'4" x 6'8" (5.59 x 2.03)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer plus breakfast bar. Space for Range oven, stainless steel splashback with extractor hood. Space for fridge freezer. Plumbing for washing machine. Space and plumbing for dishwasher. Space for dryer. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side.

FIRST FLOOR

LANDING

PVCu double glazed window to the side.

BEDROOM 1

13'6" x 11'4" (4.11 x 3.45)

With PVCu double glazed window to the rear. Television aerial point. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 2

13'5" x 11'5" (4.09 x 3.48)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

7'3" x 6'8" (2.21 x 2.03)

With PVCu double glazed window to the front. Radiator.

BATHROOM

9'3" x 6'9" (2.82 x 2.06)

With modern white suite with chrome fittings comprising panelled bath, tiled shower cubicle, WC and vanity wash basin. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled floor. Part tiled walls. Radiator.

OUTSIDE

To the front of the property the paved driveway provides off road parking and benefits from an adjacent lawned garden with gated access to the side. The driveway continues to the side leading onto the detached garage. To the rear and accessed via the sitting room is a paved patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

We are informed the property is Leasehold. 999 years from 21 August 1931. 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.

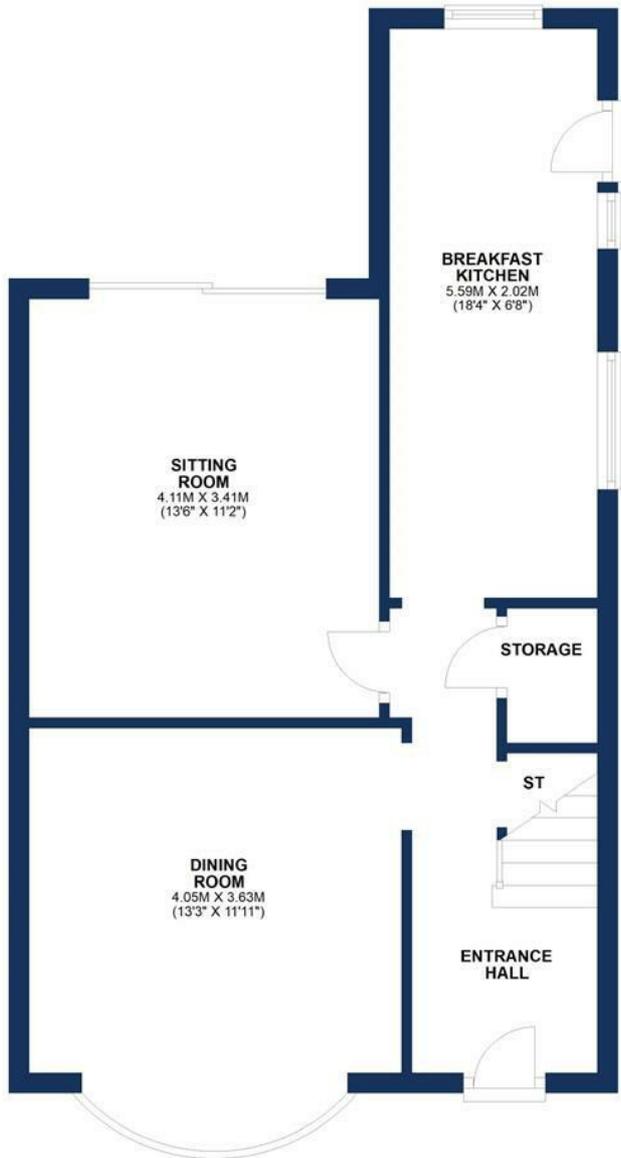
EPC available upon request.



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GROUND FLOOR

APPROX. 47.9 SQ. METRES (515.1 SQ. FEET)



FIRST FLOOR

APPROX. 42.5 SQ. METRES (457.4 SQ. FEET)



TOTAL AREA: APPROX. 90.3 SQ. METRES (972.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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