



## 214 PARK ROAD | TIMPERLEY

£450,000

A superb opportunity to purchase a traditional semi-detached family home in an ideal location that has been fully renovated in recent years. The accommodation briefly comprises entrance hall, front sitting room, full width dining kitchen with central island, utility with access to the side driveway and the cloakroom/WC, three bedrooms & contemporary family bathroom/WC. Off road parking within the driveway at the front which continues to the side providing access to the detached garage. The gardens to the rear are flagged for easy maintenance with well stocked flower beds & benefit from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of presentation on offer.

POSTCODE: WA15 6QY

## DESCRIPTION

Built to a traditional design this semi-detached family home occupies a sought after location within easy reach of Timperley village centre and also Timperley Metrolink station and being within the catchment area of highly regarded primary and secondary schools.

The accommodation has been re-planned and cosmetically updated in recent years to create superb living space that needs to be seen to be appreciated. A welcoming entrance hall leads on to a separate sitting room to the front whilst to the rear is an impressive full width dining kitchen. The kitchen is fitted with a comprehensive range of units plus central island and incorporates quality integrated appliances plus double doors leading to the rear gardens. The ground floor accommodation is completed by the separate utility room with adjacent cloakroom/WC.

To the first floor are three bedrooms serviced by the attractive family bathroom with a contemporary white suite with contrasting black fittings.

Externally there is ample off road parking within the driveway to the front which continues to the side leading to the detached garage. To the rear the gardens have been paved for easy maintenance yet benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Staircase to the first floor. Understairs storage cupboard. Radiator.

#### SITTING ROOM

**12'3" x 11'5" (3.73m x 3.48m)**

With PVCu double glazed bay window to the front. Radiator. Television aerial point.

#### FULL WIDTH DINING KITCHEN

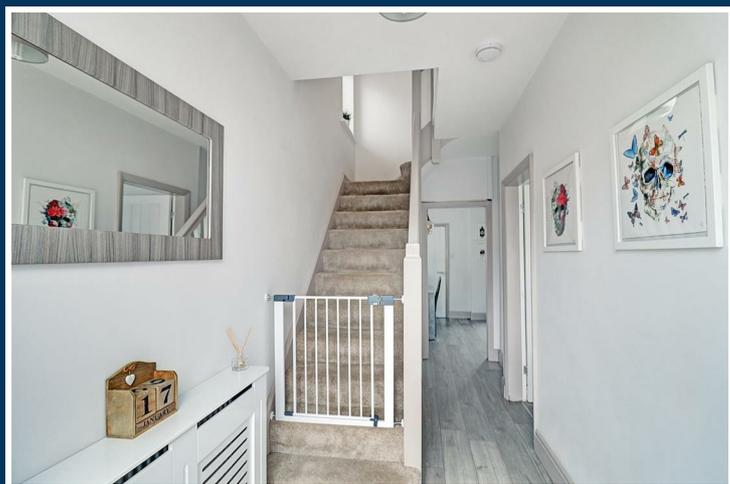
**17'3" x 12'1" (5.26m x 3.68m)**

With a recently installed comprehensive range of contemporary navy blue wall and base units with contrasting white work surfaces over incorporating a Belfast style sink unit. Central island with breakfast bar and further storage. Integrated oven/grill, four ring induction hob, fridge/freezer (all by Bosch) and dishwasher. Laminate flooring. Radiator. Space for dining suite. Radiator. PVCu double glazed double doors provide access to the south facing rear gardens. PVCu double glazed window to the side. Tiled splashback. Recessed lighting. Ample space for dining suite. Radiator.

#### UTILITY ROOM

**7'9" x 6'4" (2.36m x 1.93m)**

Fitted base units with work surfaces over. Plumbing for washing machine. Dual aspect PVCu double glazed windows. PVCu double glazed door provides access to the side. Radiator.



## CLOAKROOM

With WC and wash basin. Wall mounted Worcester combination gas central heating boiler. Part panelled walls. Extractor fan. Recessed lighting.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM ONE

12'4" x 10'10" (3.76m x 3.30m)

With PVCu double glazed bay window to the front. Radiator. Loft access hatch with pull down ladder to partially boarded loft space.

### BEDROOM TWO

12'2" x 10'9" (3.71m x 3.28m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

6'10" x 6'0" (2.08m x 1.83m)

With PVCu double glazed window to the front. Radiator.

## BATHROOM

8'7" x 6'0" (2.62m x 1.83m)

Fitted with contemporary white suite with black fittings comprising roll top bath, tiled shower cubicle, WC and wash basin. 1/2 tiled walls. Opaque PVCu double glazed window to the rear. Radiator. Recessed lighting. Tiled floor. Extractor fan.

## OUTSIDE

To the front of the property the driveway provides off road parking and continues to the side providing access to the garage at the rear. The rear gardens are paved for easy maintenance and benefit from a Southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

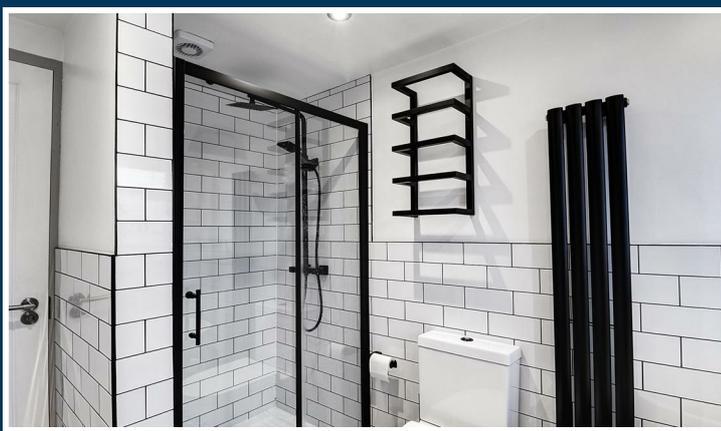
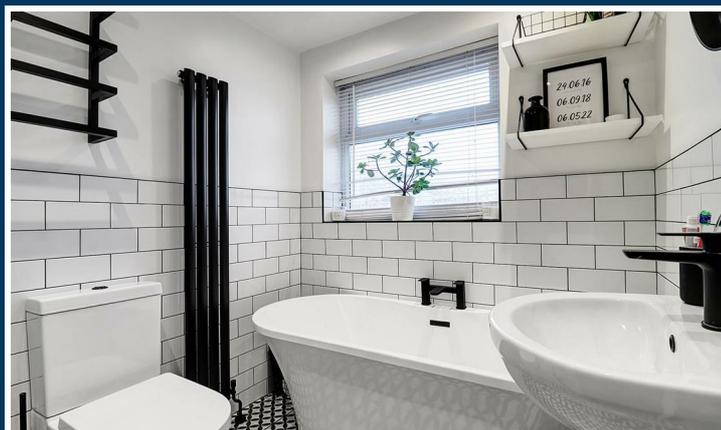
Trafford Borough Council Band 'C'

## TENURE

We are informed the property is Freehold. 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.



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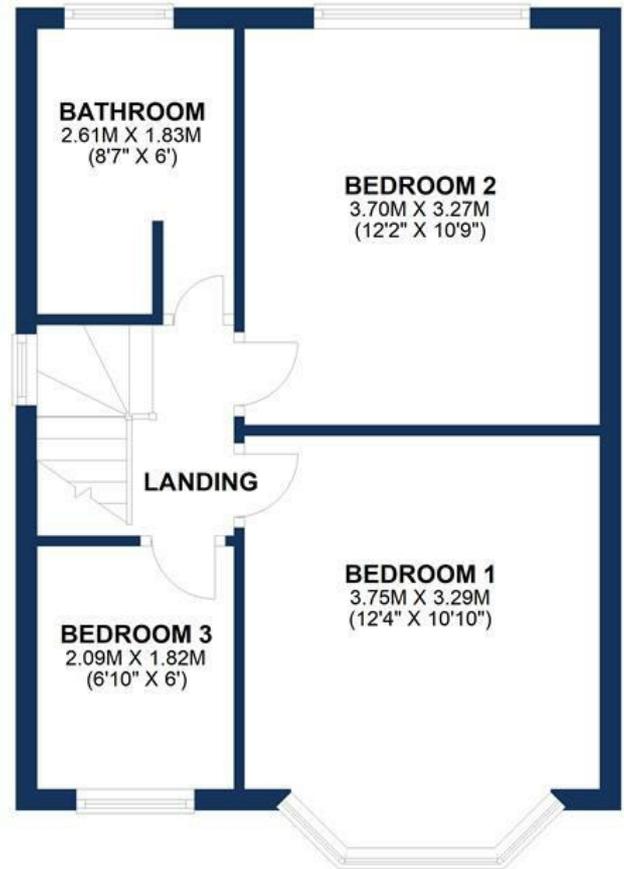
## GROUND FLOOR

APPROX. 45.6 SQ. METRES (490.4 SQ. FEET)



## FIRST FLOOR

APPROX. 38.6 SQ. METRES (415.8 SQ. FEET)



TOTAL AREA: APPROX. 84.2 SQ. METRES (906.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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