

14 DUDLEY ROAD | TIMPERLEY

OFFERS OVER £575,000

An extended family home, superbly presented and in an ideal location within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, front sitting room with, to the rear, a superb open plan living dining kitchen with a range of integrated appliances and two sets of double doors to rear patio with delightful south facing lawned gardens beyond. Ground floor cloakroom/WC plus separate utility room. To the first floor there is a master suite plus 3 further excellent bedrooms and family bathroom/WC. Off road parking within the driveway and access to the attached garage with remote roller shutter door. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6UE

DESCRIPTION

This traditional semi detached family home has been completely renovated and extended in recent years to create superbly proportioned accommodation presented to an exceptional standard.

The property is approached via a welcoming entrance hall which leads onto the front sitting room with a focal point of a gas fired stove with granite hearth and plantation shutters. To the rear of the property the extension provides the "heart of the home" by way of an open plan living dining kitchen with a range of integrated appliances, central island and with two sets of double doors leading to the south facing rear garden. The ground floor accommodation is completed by the cloakroom/WC and separate utility room.

To the first floor the master suite benefits from an en-suite shower room/WC and there are three further excellent bedrooms, two with plantation shutters and family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and access to the attached garage with remote roller shutter door, light, power and water feed and with PVCu double glazed door to the rear. To the rear and accessed via the open plan kitchen there is a large patio seating area with delightful lawned gardens beyond all benefiting from a southerly aspect to enjoy the sun all day.

The location is ideal being within walking distance of Timperley village centre and the property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Opaque PVCu double glazed window to the front. Laminate wood flooring. Understairs storage cupboard. Stairs to first floor with glass and wood balustrade. Radiator.

SITTING ROOM

13'1" x 10'9" (3.99m x 3.28m)

With a focal point of a gas fired stove on granite hearth. PVCu double glazed bay window to the front with plantation shutters. Radiator.

OPEN PLAN LIVING DINING KITCHEN

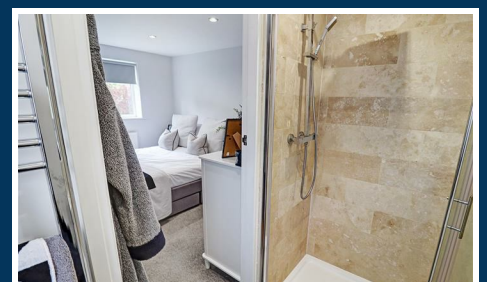
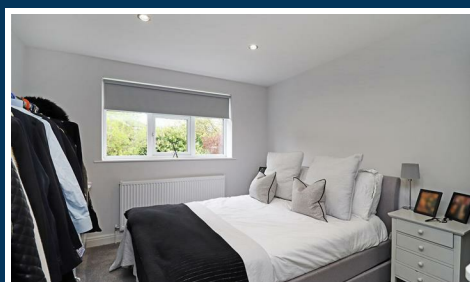
24'6" x 18'11" (7.47m x 5.77m)

A superb open plan space with a comprehensive range of wall and base units with mirostone work surfaces over incorporating 1 ½ bowl sink unit plus central island with breakfast bar and secondary sink. Integrated oven/grill plus 4 ring induction hob with extractor hood over. Integrated dishwasher and fridge freeze. Three radiators. Recessed low voltage lighting. Inset plinth lighting. Laminate wood flooring. Velux window to the rear. Two sets of PVCu double glazed double doors to the south facing rear garden.

UTILITY ROOM

6'1" x 5'10" (1.85m x 1.78m)

With fitted wall and base units with work surface over incorporating stainless steel sink unit with drainer. Radiator. Laminate wood flooring. PVCu double glazed door provides access to the side. Extractor fan. Recessed low voltage lighting. Brand new eco vailant wall mounted combination gas central heating boiler. Plumbing for washing machine. Space for dryer.



FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

11'8" x 10'4" (3.56m x 3.15m)

With PVCu double glazed window overlooking the south facing rear garden. Radiator. Recessed low voltage lighting.

EN SUITE

6'5" x 3'4" (1.96m x 1.02m)

With a suite comprising tiled shower cubicle, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled floor. Chrome heated towel rail.

BEDROOM 2

13'0" x 10'8" (3.96m x 3.25m)

PVCu double glazed window with plantation shutters to the front. Radiator.

BEDROOM 3

12'0" x 10'8" (3.66m x 3.25m)

PVCu double glazed window overlooking the south facing rear gardens. Radiator.

BEDROOM 4

9'5" x 9'5" (2.87m x 2.87m)

PVCu double glazed window to the front with plantation shutters. Radiator. Recessed low voltage lighting.

BATHROOM

10'4" x 6'5" (3.15m x 1.96m)

Fitted with a contemporary suite with panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Tiled floor

OUTSIDE

Externally to the front of the property the drive provides off road parking and access to the attached garage.

GARAGE

14'5" x 7'0" (4.39m x 2.13m)

With remote roller shutter door to the front. PVCu double glazed door provides access to the rear. Light, water and power feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

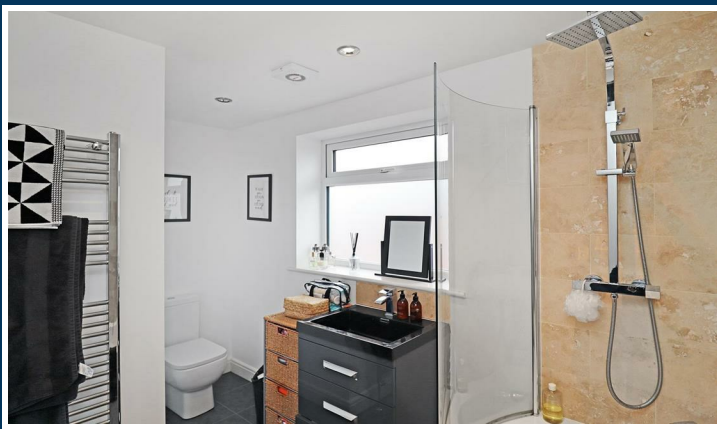
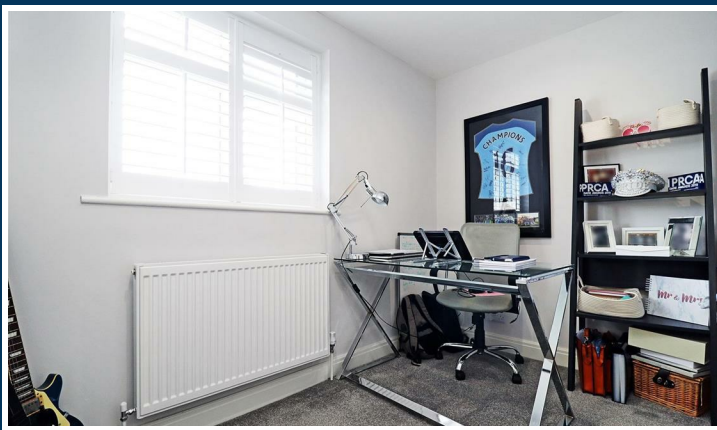
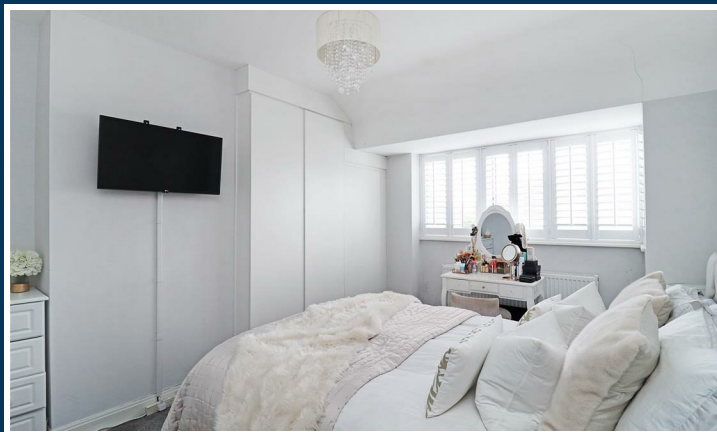
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TENURE

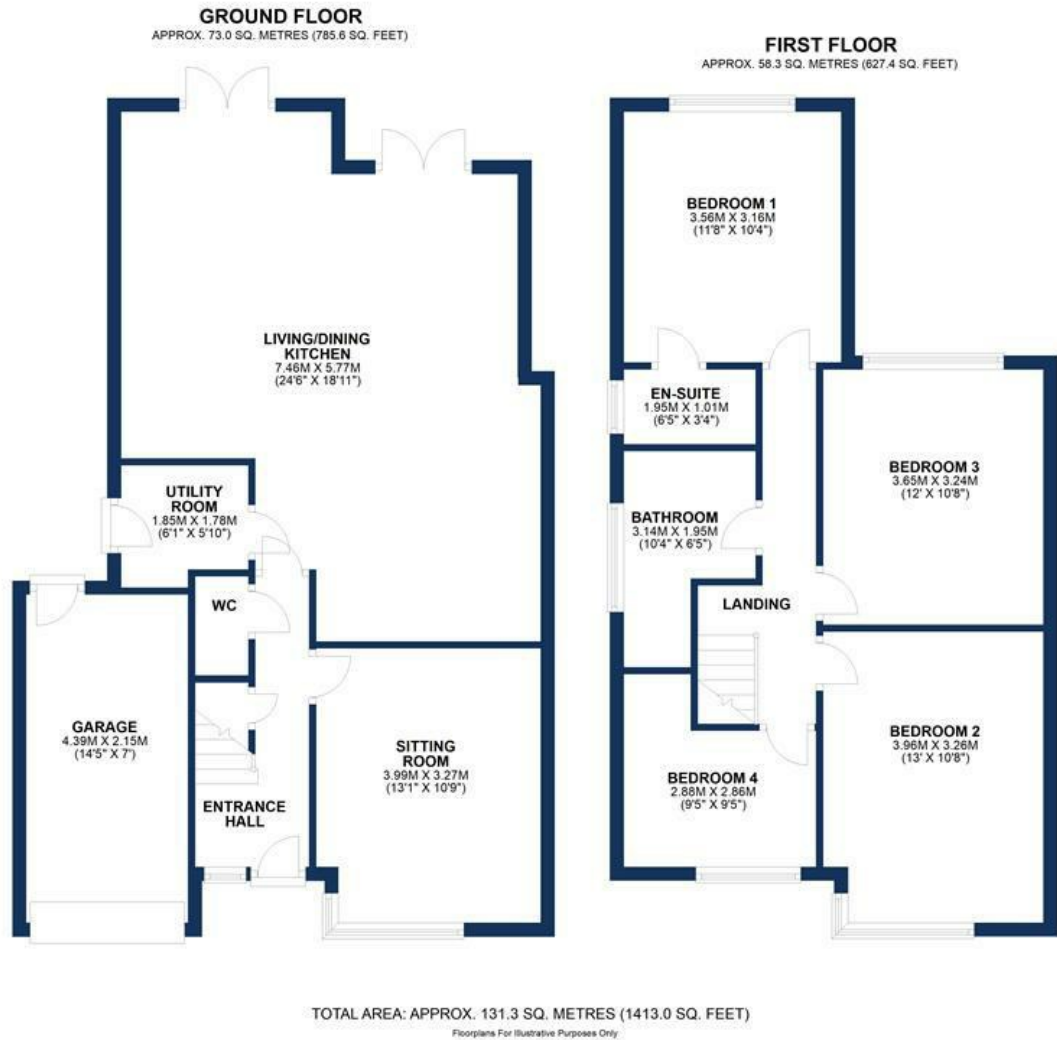
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE:

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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