



44 GREEN DRIVE | TIMPERLEY

OFFERS OVER £500,000

An extended traditional bay fronted semi detached family house occupying a superb plot in a sought after residential location approximately half a mile distance from Timperley village centre. An excellent opportunity to remodel to individual taste and with much further potential subject to the relevant approval. The accommodation briefly comprises covered porch, entrance hall, sitting room, dining room, fitted kitchen, two double bedrooms with fitted furniture, generous single bedroom and bathroom/WC. Gas fired warm air heating and PVCu double glazing. Attached garage and off road parking. Substantial private gardens incorporating a paved rear terrace.

POSTCODE: WA15 6JW

DESCRIPTION

An extended traditional bay fronted semi detached family house with gardens approximately 80' in length widening to the rear and incorporating a full width paved terrace. The location is ideal with The Willows Primary School and Wellington High School both being a short walk away whilst Timperley village centre is less than half a mile to the east. The comprehensive shopping centre of Altrincham is approximately one mile distance with its highly popular Market Hall that contains a variety of independent retailers and informal dining options. The Metrolink provides a commuter service into Manchester with the nearest stations being available in Timperley and at Navigation Road.

The accommodation has reached the stage where modernisation is required and presents a perfect opportunity to remodel to individual taste. Surrounding properties have been substantially extended and therefore there is also much further potential, subject to obtaining the necessary consent.

Approached beyond a covered porch and wide entrance hall there is a spacious sitting room positioned toward the front whilst at the rear and forming part of the extension a superbly proportioned dining room enjoys delightful views across the grounds. The adjacent kitchen is fitted with matching units alongside a range of integrated appliances and provides space for a breakfast table and chairs. To the first floor are two double bedrooms with fitted furniture, generous single bedroom and bathroom/WC.

Gas fired warm air heating has been installed together with PVCu double glazing.

Externally the attached garage benefits from a remotely operated roller door and the driveway provides parking for at least two cars.

The mature gardens are certainly a feature and incorporate a full width paved terrace which is ideal for entertaining during the summer months and viewing is highly recommended to appreciate the extent of the grounds.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Opaque leaded light effect PVCu double glazed/panelled front door.

ENTRANCE HALL

Staircase to the first floor. Under-stair storage cupboard. Access to the garage. Two wall light points.

SITTING ROOM

15'4" x 15'2" (4.67m x 4.62m)

Decorative beams and natural wood mantel flanked by matching storage units. Leaded light effect PVCu double glazed bay window to the front. Two wall light points.

DINING ROOM

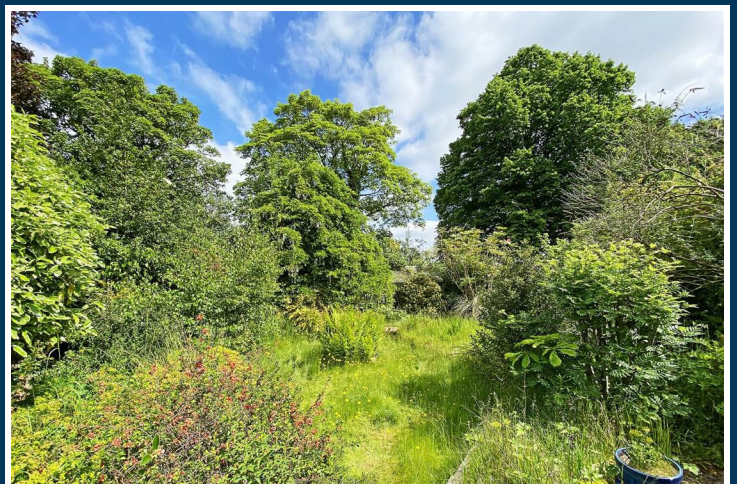
13'11" x 12'2" (4.24m x 3.71m)

Stone clad faux chimney breast/fireplace. Decorative beams. Timber framed sliding windows to the rear. Timber framed picture window to the side.

KITCHEN

14'3" x 9'2" (4.34m x 2.79m)

Fitted with matching wall and base units beneath heat resistant work surfaces and inset twin stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill and four ring gas hob. Recess for a fridge/freezer and space for an automatic washing machine. Wall mounted gas fired hot water boiler. Recess for a table and chairs with cupboards above. PVCu double glazed window to the rear. Quarry tiled floor.



REAR PORCH

PVCu framed and double glazed beneath a translucent roof. Matching door to the rear. Tiled floor.

FIRST FLOOR

LANDING

Loft access hatch. Opaque PVCu double glazed window to the side. Wall light point.

BEDROOM ONE

12'4" x 11'11" (3.76m x 3.63m)

Beech effect fitted wardrobes containing double hanging rails and shelving. Matching twin pedestal dressing table with cupboards above. Leaded light effect PVCu double glazed bay window to the front. Picture rail.

BEDROOM TWO

11'11" x 9'2" (3.63m x 2.79m)

Recess for a single bed with cupboards above and flanked by fitted wardrobes containing hanging rails and shelving. Twin pedestal dressing table with inset wash basin. PVCu double glazed window to the rear.

BEDROOM THREE

8'7" x 7'11" (2.62m x 2.41m)

Previously used and fitted as a photographic dark room. Leaded light effect PVCu double glazed window to the front. Natural wood flooring.

BATHROOM/WC

8'5" x 6'1" (2.57m x 1.85m)

Fitted with a suite comprising panelled bath with thermostatic shower above, vanity wash basin and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls. Chrome heated towel rail. Wall mounted convector heater.

OUTSIDE

ATTACHED GARAGE

21'5" x 9'8" (6.53m x 2.95m)

Remotely operated roller door. Gas fired warm air furnace. Internal access. Timber framed window and door to the side. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

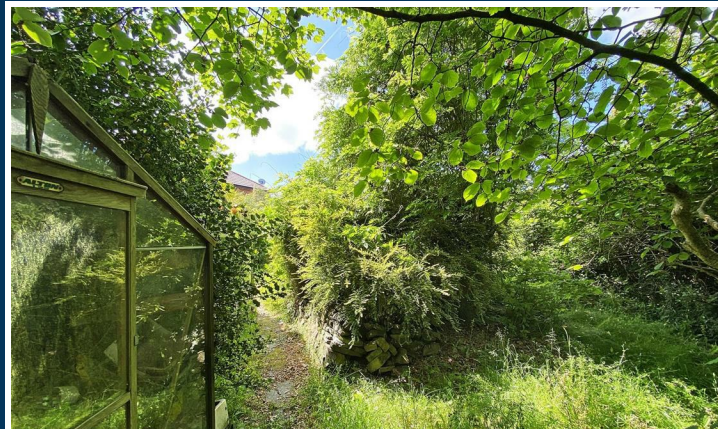
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D

NOTE

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



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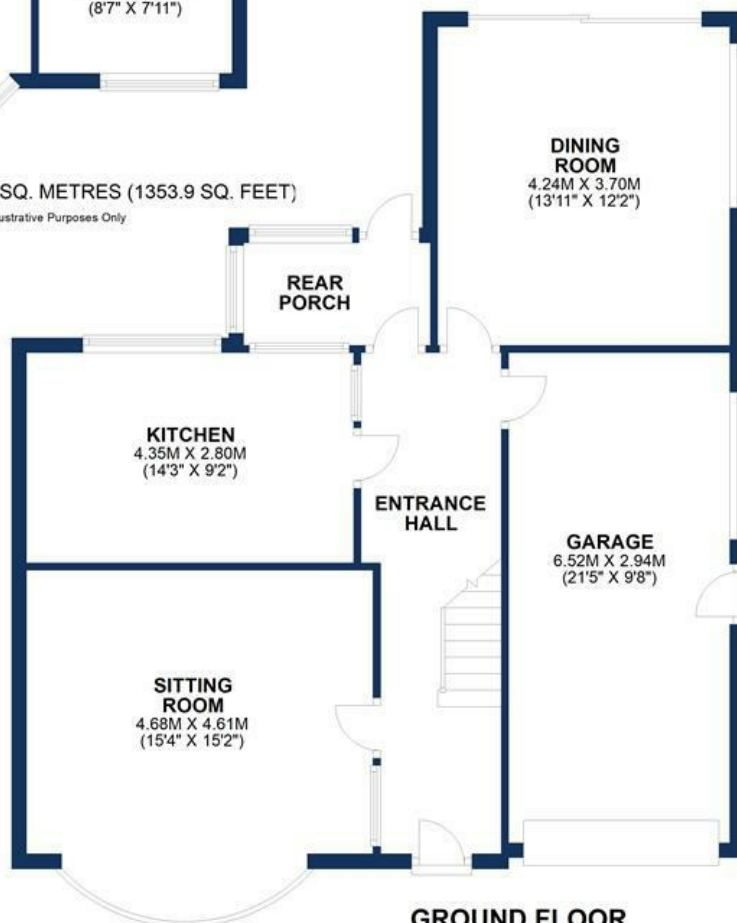
FIRST FLOOR

APPROX. 42.6 SQ. METRES (458.7 SQ. FEET)



TOTAL AREA: APPROX. 125.8 SQ. METRES (1353.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



GROUND FLOOR

APPROX. 83.2 SQ. METRES (895.2 SQ. FEET)



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