



4 SEYMOUR GROVE | TIMPERLEY

OFFERS IN THE REGION OF £685,000

A superb opportunity to purchase a detached family home in an ideal location. The accommodation briefly comprises enclosed porch, large entrance hall, front sitting room whilst to the rear is a separate dining room leading onto an adjacent breakfast kitchen. The ground floor accommodation is completed by a shower room/WC. To the first floor there are five excellent bedrooms serviced by the bathroom/WC. Towards the front of the property there is ample off road parking within the flagged driveway which has adjacent lawned gardens and gated access leads to the rear. To the rear the gardens are laid mainly to lawn and incorporate a patio seating area and there is also a detached brick store. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 7LZ

DESCRIPTION

This traditional detached family home is located in an ideal position within the catchment area of highly regarded primary and secondary schools and with local shops on the doorstep and Altrincham town centre and Timperley village centre a little further distant.

The accommodation is superbly maintained throughout and the wide welcoming entrance hall leads onto the separate front sitting room with a focal point of an electric fire with stone effect surround and hearth. Towards the rear of the property there is a separate dining room with adjacent fitted breakfast kitchen which has access onto the side.. The dining room also provides access onto the rear gardens. The ground floor accommodation is completed by the shower room / WC. To the first floor there are five superbly proportioned bedrooms serviced by the family bathroom/WC.

Externally there is ample off road parking within the flagged driveway which benefits from an adjacent lawned garden with well stocked flowerbeds and gated access towards the rear. To the rear there is a patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Also within the rear gardens there is access to a detached brick built store.

In conclusion a superb family home offering well proportioned accommodation and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'2" x 8'0" (3.71m x 2.44m)

Composite front door. Spindle balustrade staircase to the first floor. Telephone point. Recessed lighting. Understairs storage cupboard. Telephone point.

SITTING ROOM

16'6" x 11'10" (5.03m x 3.61m)

With a focal point of a stone effect fireplace housing an electric fire and flanked by opaque PVCu double glazed windows. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point.

DINING ROOM

18'10" x 9'3" (5.74m x 2.82m)

With PVCu double glazed doors to the delightful rear gardens. A focal point of a stone effect fireplace housing an electric fire. Radiator.

BREAKFAST KITCHEN

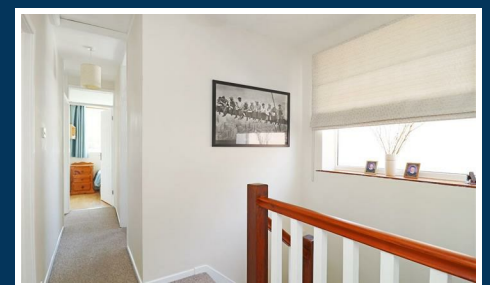
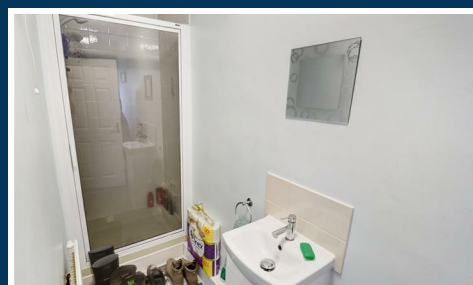
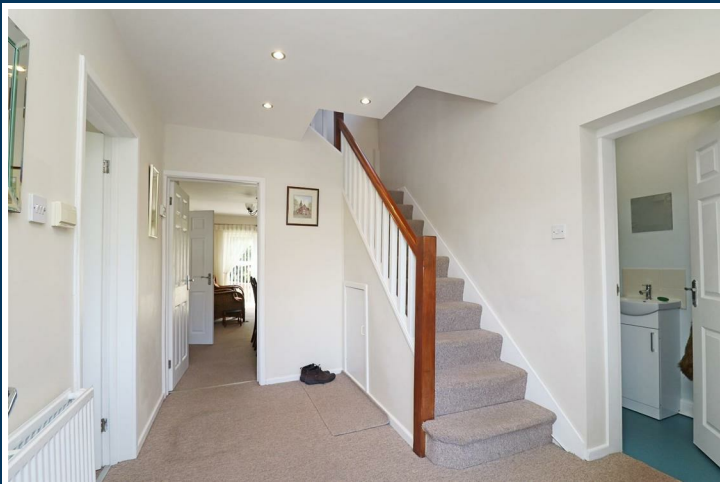
16'5" x 10'8" (5.00m x 3.25m)

Fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for range oven, fridge/freezer, dishwasher and washing machine. Breakfast bar. Tiled splashback. Extractor hood. Two PVCu double glazed windows to the rear. PVCu double glazed door provides access to the side. Tiled floor. Cupboard housing combination gas central heating boiler.

SHOWER ROOM

With a suite comprising tiled shower enclosure, wash basin and WC. Opaque PVCu double glazed window to the front. Radiator. Extractor fan.

FIRST FLOOR



LANDING

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

BEDROOM ONE

13'6" x 11'10" (4.11m x 3.61m)

PVCu double glazed bay window to the front. Fitted wardrobes along one wall. Radiator.

BEDROOM TWO

11'10" x 10'11" (3.61m x 3.33m)

PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator. Laminate wood flooring.

BEDROOM THREE

11'10" x 8'2" (3.61m x 2.49m)

PVCu double glazed window to the side. Radiator.

BEDROOM FOUR

9'3" x 6'7" (2.82m x 2.01m)

PVCu double glazed window to the rear. Fitted wardrobe, dressing table and overhead cupboards. Laminate wood flooring. Radiator.

BEDROOM FIVE

8'7" x 8'0" (2.62m x 2.44m)

PVCu double glazed window to the front. Radiator. Fitted storage cupboard.

BATHROOM

8'11" x 5'6" (2.72m x 1.68m)

Fitted with a suite with chrome fittings comprising bath with electric shower over, wash basin and WC. Two Opaque PVCu double glazed windows to the side. Chrome heated towel rail. 1/2 tiled walls. Extractor fan.

OUTSIDE

To the front of the property the driveway provides ample off road parking and has adjacent lawned gardens with well stocked flower beds. Gated access leads to the side.

Up the rear a paved patio leads on to delightful lawned gardens with well stocked flower beds all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also access to a detached brick built store.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

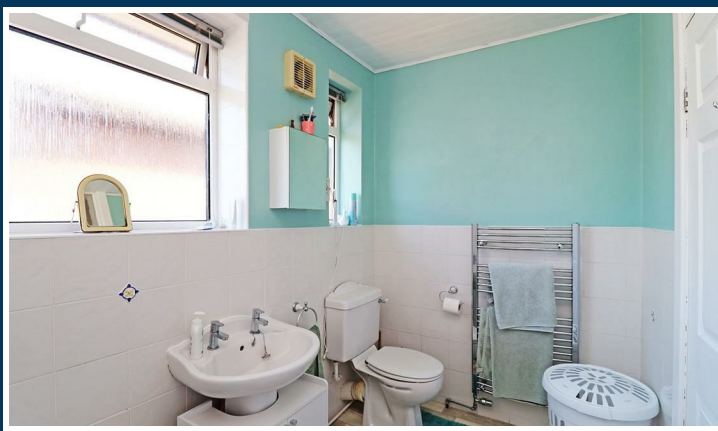
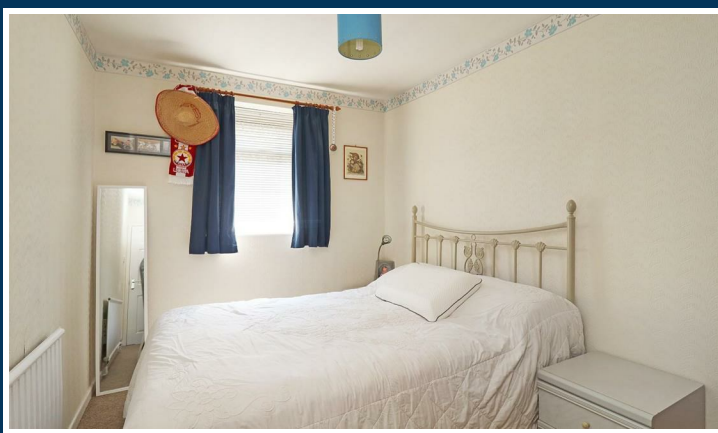
Trafford Borough Council Band 'E'

TENURE

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

NOTE

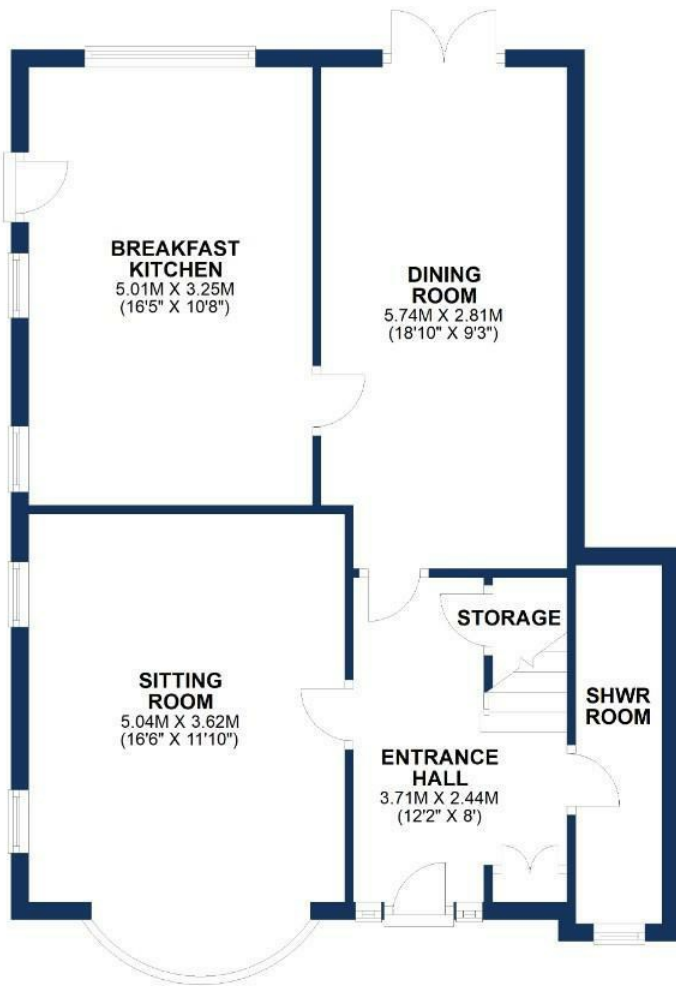
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 63.7 SQ. METRES (685.9 SQ. FEET)



FIRST FLOOR

APPROX. 59.8 SQ. METRES (643.7 SQ. FEET)



TOTAL AREA: APPROX. 123.5 SQ. METRES (1329.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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