



5 NEWSTEAD TERRACE | TIMPERLEY

£475,000

An immaculate extended period terrace in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, front sitting room with exposed brick fireplace, dining room opening onto an impressive open plan dining kitchen with bi folding doors leading onto the rear gardens, two double bedrooms and family bathroom to the first floor whilst to the second floor is a third double bedroom. Courtyard gardens to the front whilst to the rear is a patio seating area with delightful lawns beyond which benefit from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA15 6JS

DESCRIPTION

This attractive extended period terraced property forms part of a highly favoured location within easy reach of Timperley village centre, Navigation Road and Timperley Metrolink stations and with Altrincham town centre a little further distant. The property has the added benefit of lying within the catchment area of highly regarded primary and secondary schools and with Wellington School within walking distance.

The accommodation is superbly proportioned and beautifully presented throughout and features a sitting room to the front with separate dining room towards the rear opening onto an impressive open plan dining kitchen with bi fold doors leading onto the patio seating area with lawns beyond. To the first floor there are two double bedrooms and bathroom/WC fitted with a white suite with chrome fittings. The loft has been converted to create a third double bedroom which is well proportioned and with access to eaves storage.

Externally to the front of the property there is a courtyard garden whilst to the rear and accessed via the dining kitchen there is a patio seating area with superb lawns beyond and with the added benefit of a large storage shed and a southerly aspect to enjoy the sun all day.

A superb individual property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door. Radiator. Laminate flooring. Dado rail. Ceiling cornice. Stairs for first floor.

SITTING ROOM

12'0" x 11'3" (3.66m x 3.45m)

With a focal point of an exposed brick recessed fireplace with flagged hearth. Fitted storage and shelving. Picture rail. Ceiling cornice. PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Opening to:

DINING ROOM

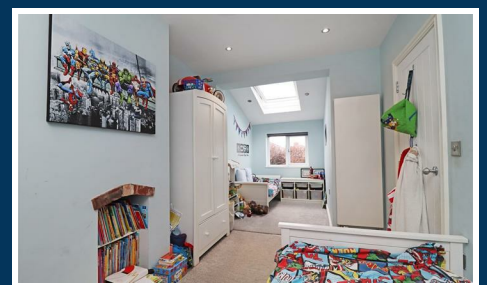
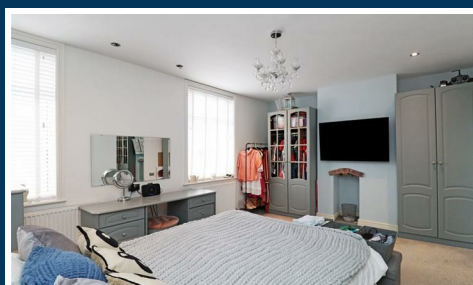
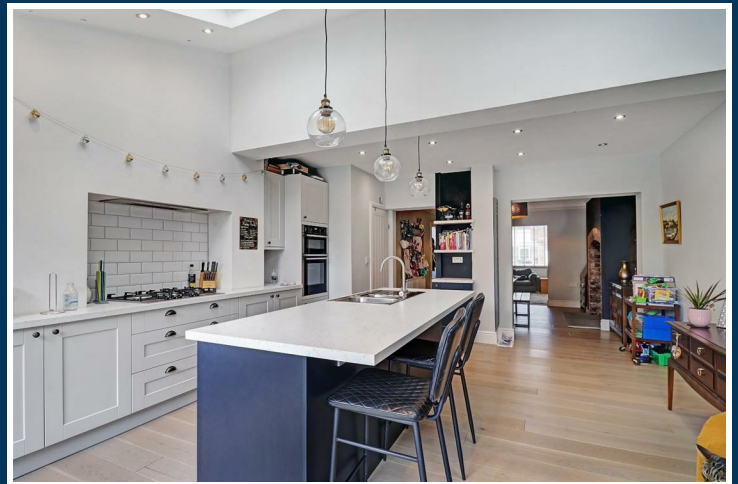
12'2" x 11'1" (3.71m x 3.38m)

Again with an exposed brick fireplace with flagged hearth acting as a main focal point. Laminate flooring. Radiator. Picture rail. Ceiling cornice. Opening to:

LIVING KITCHEN

18'2" x 15'0" (5.54m x 4.57m)

Fitted with a comprehensive range of grey wall and base units with contrasting marble effect work surfaces over. The central island incorporates a 1 1/2 bowl stainless steel sink unit with drainer plus breakfast bar and also houses the dishwasher. Integrated double oven/grill plus 5 ring gas hob both by Neff. Integrated fridge freezer. Recessed low voltage lighting. Two Velux windows to the rear. Bi fold door provide access to the south facing garden. Laminate flooring. Access to large understairs storage cupboard which also acts as a utility with plumbing for washing machine and space for dryer.



FIRST FLOOR

LANDING

Recessed low voltage lighting. Velux window for natural light. Spindle balustrade staircase to second floor. Understairs storage area.

BEDROOM 1

15'4" x 12'0" (4.67m x 3.66m)

Running the full width of the property with two PVCu double glazed windows to the front. Two radiators. Television aerial point. Recessed low voltage lighting.

BEDROOM 2

20'7" x 8'3" (6.27m x 2.51m)

With PVCu double glazed window and velux window to the rear. Recessed low voltage lighting. Radiator.

BATHROOM

8'5" x 8'4" (2.57m x 2.54m)

Fitted with a white suite with chrome fittings comprising a free standing slipper bath with adjacent mixer shower and tap, tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Half tiled walls. Tiled floor. Cupboard housing Vaillant combination gas central heating boiler. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

BEDROOM 3

21'6" x 15'0" (6.55m x 4.57m)

A superb addition to the property and with two Velux windows to the front and one to the rear. Radiator.

OUTSIDE

To the front of the property is a walled and gated courtyard garden. To the rear is a patio seating area accessed via the open plan living dining kitchen with delightful lawned gardens beyond with external power point and a large storage shed with double doors to the front. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

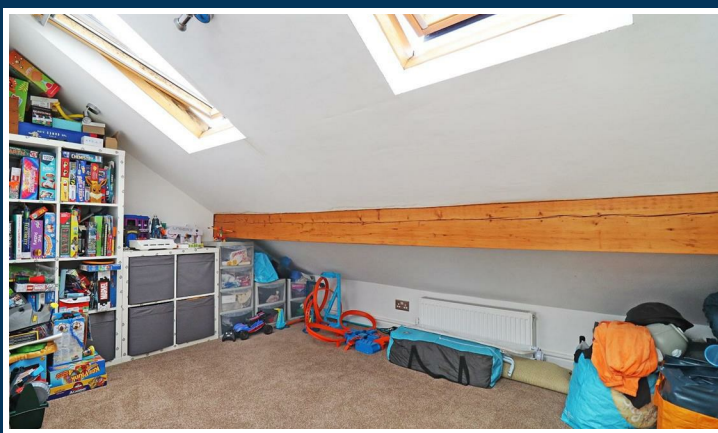
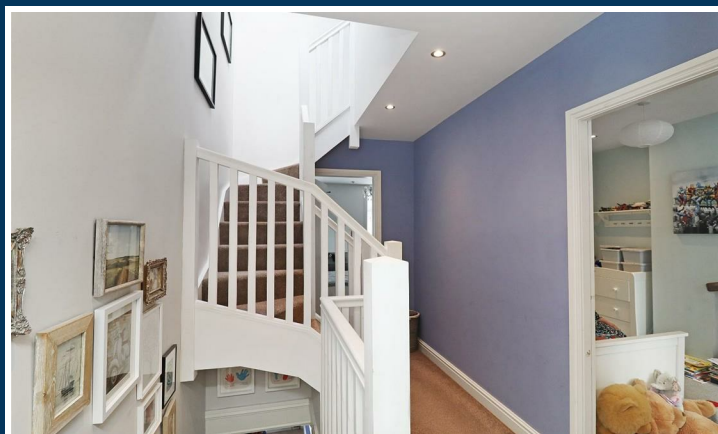
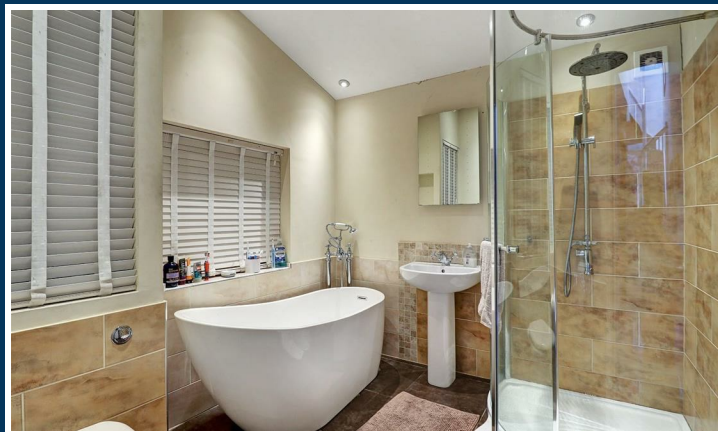
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TENURE

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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TOTAL AREA APPROX:
136.0 Sq M (1463.6 Sq M)
Floorplans for illustrative purposes only



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