



I WOOD MOUNT | TIMPERLEY

OFFERS IN THE REGION OF £400,000

*****NO ONWARD CHAIN***** A superbly presented and proportioned double fronted semi detached bungalow in an ideal cul de sac location. The accommodation briefly comprises enclosed porch, entrance hall, sitting room plus conservatory, fitted dining kitchen, two double bedrooms with fitted wardrobes and shower room/WC. Off road parking and lawned gardens to the front plus gated access to the side. To the rear is a patio seating area with lawned gardens beyond enjoying a high degree of privacy and benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 7PP

DESCRIPTION

This superb semi detached bungalow occupies an enviable cul de sac location with private gardens to the rear benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The bungalow has been beautifully maintained over the years and the double fronted accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall with storage cupboard. To each side at the front is a double bedroom with fitted wardrobes and serviced by the shower room/WC fitted with a contemporary white suite with chrome fittings. Towards the rear of the property is a large sitting room with doors leading onto the rear conservatory. From the conservatory double doors lead onto the westerly facing gardens and patio at the rear. The accommodation is completed by the large breakfast kitchen fitted with a comprehensive range of cream wall and base units and with ample space for dining suite and with door to the side. Externally to the front of the property the driveway provides off parking and benefits from adjacent lawned gardens with well stocked flowerbeds and there is gated access to the side. Towards the rear is a brick built store plus patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal with local shops on Wood Lane and Shaftesbury Avenue and being a little over a mile distant to the market town of Altrincham and Timperley village centre.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Storage cupboard. Loft access hatch with pull down ladder to boarded loft space ripe for conversion subject to the relevant permissions being obtained.

SITTING ROOM

14'4" x 11'4" (4.37m x 3.45m)

With a focal point of an electric fireplace. Radiator. Ceiling cornice. Television aerial point. Telephone point. sliding doors to:

CONSERVATORY

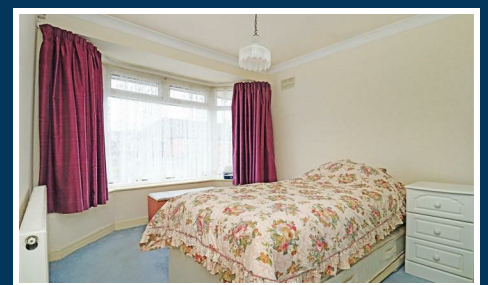
12'3" x 9'10" (3.73m x 3.00m)

PVCu double glazed double doors to the rear patio with lawned gardens beyond.

DINING KITCHEN

20'10" x 11'6" (6.35m x 3.51m)

Fitted with a comprehensive range of cream wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill. Space for fridge freezer, plumbing for washing machine and plumbing for dishwasher. Space for dryer. Ample space for dining suite. PVCu double glazed window to the side and rear. PVCu double glazed door provides access to the side. Radiator. Cupboard housing Vaillant combination gas central heating boiler. Tiled splashback.



BEDROOM 1

18'9" x 9'1" (5.72m x 2.77m)

PVCu double glazed bay window to the front. Mirror fronted wardrobes. Radiator. Television aerial point. Radiator.

BEDROOM 2

13'7" x 10'6" (4.14m x 3.20m)

PVCu double glazed window to the front. Mirror fronted wardrobes. Radiator. Television aerial point. Telephone point.

BATHROOM

8'6" x 6'2" (2.59m x 1.88m)

Fitted with a white suite comprising tiled shower cubicle, vanity wash basin and WC. Half tiled walls. Tiled floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden and there is gated access towards the side and rear. To the rear is a brick built store with up and over door and door and window to the side.

From the conservatory there is access to the patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and with a high degree of privacy and also benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

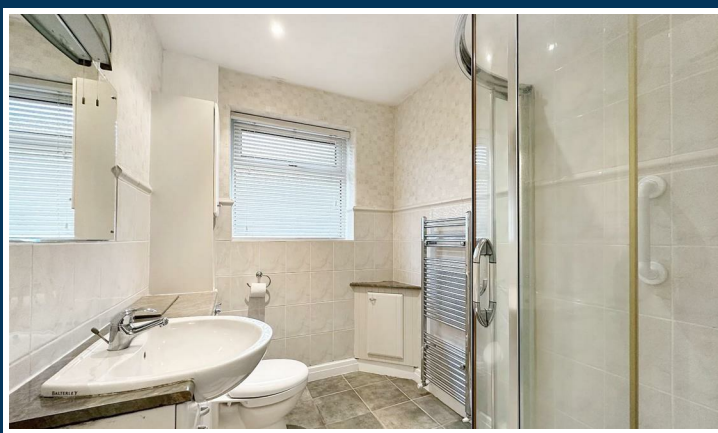
Band "D"

TENURE

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

NOTE

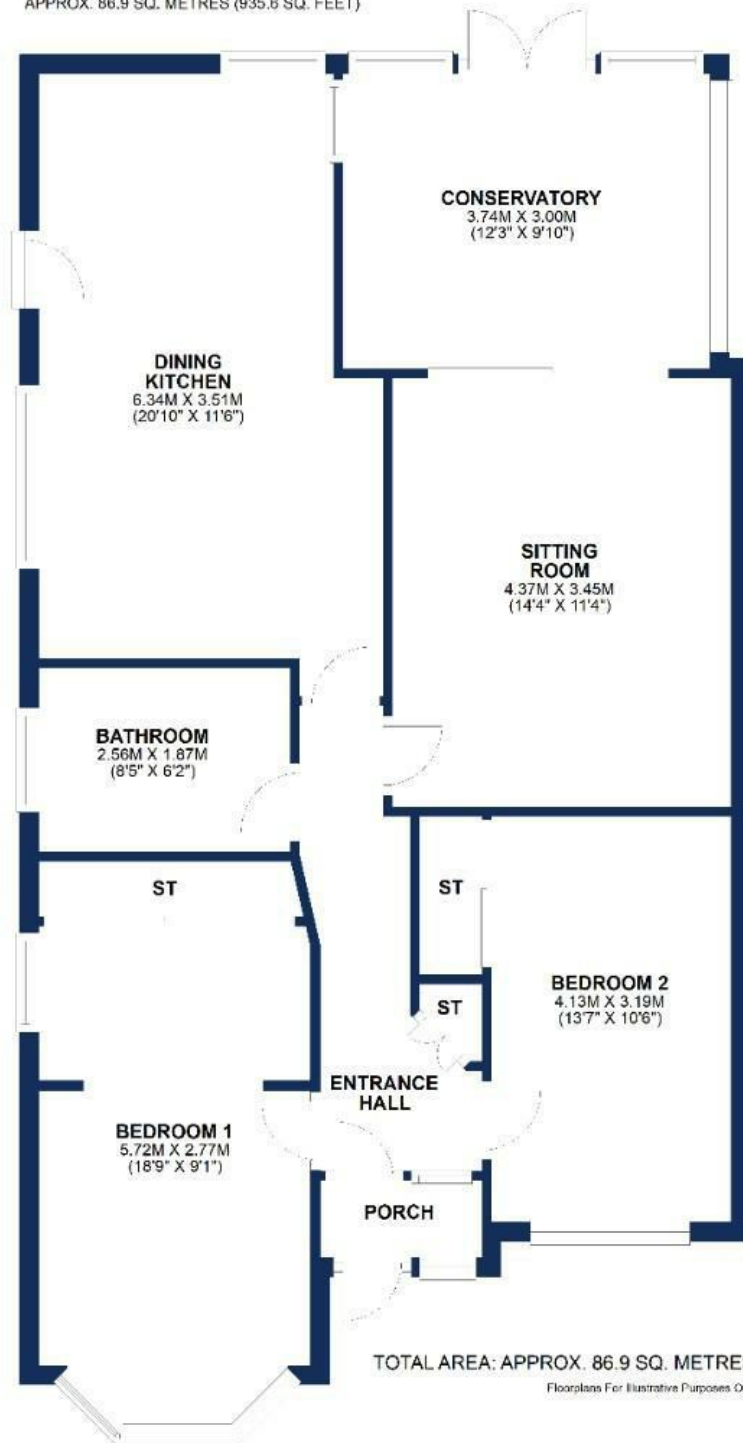
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 86.9 SQ. METRES (935.6 SQ. FEET)



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