



71 ARDERNE ROAD | TIMPERLEY

OFFERS IN THE REGION OF £400,000

A superbly presented semi detached family home in a sought after location which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall with adjacent cloakroom/WC, living room to the front opening onto a rear dining room with sliding doors onto the rear garden, fitted kitchen, three bedrooms and bathroom/WC. Off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

POSTCODE: WA15 6HW

DESCRIPTION

This semi detached family home is well presented throughout and is ideally located with Timperley Metrolink station within easy reach and local shops on Park Road and Woodhouse Lane East and also lies within the catchment area of highly regarded primary and secondary schools. The accommodation is well proportioned throughout and the entrance hall leads onto the separate cloakroom/WC. Towards the front of the property there is a large living room with a wall mounted gas fire and opening onto a dining room at the rear. The dining room has sliding doors leading onto the south westerly facing patio with lawned gardens beyond. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood units and with door to the side. To the first floor there are three bedrooms all benefitting from fitted wardrobes and serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property the flagged driveway provides off road parking and has adjacent well stocked flowerbed and gated access towards the rear. To the rear is a large patio seating area with delightful lawned gardens beyond with mature hedge and fence borders and benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glazed front door.

ENTRANCE HALL

Hardwood front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor. Telephone point.

WC

With white suite with chrome fittings comprising WC and corner wash hand basin. Tiled splashback. Natural wood flooring.

SITTING ROOM

22'0" x 10'11" (6.71m x 3.33m)

With a focal point of a wall mounted gas fire. PVCu double glazed bay window to the front. Ceiling cornice. Radiator. Television aerial point. Opening to:

DINING ROOM

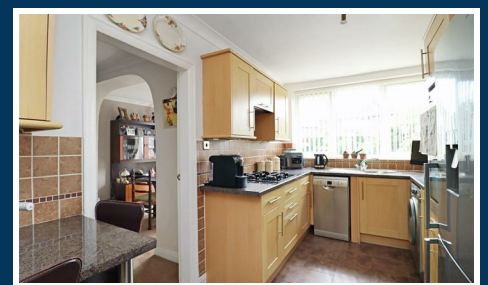
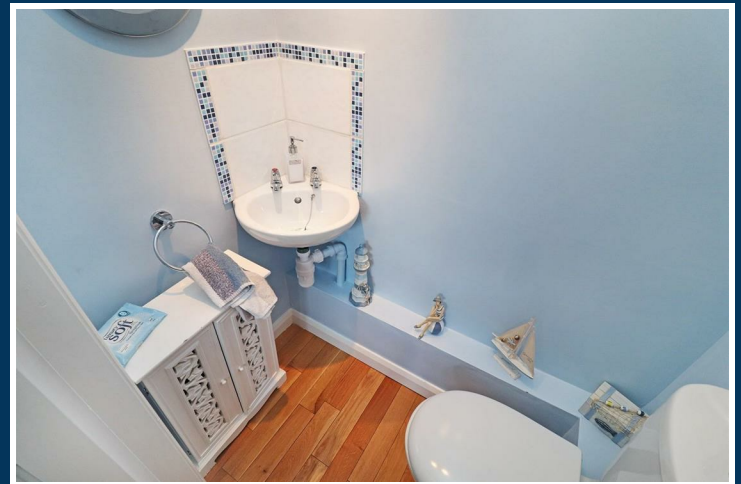
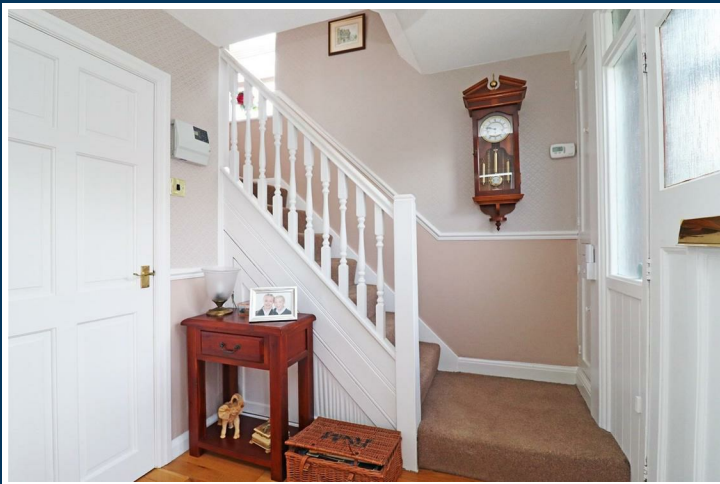
10'11" x 7'7" (3.33m x 2.31m)

With PVCu double glazed sliding doors to the rear garden. Radiator. Ceiling cornice.

KITCHEN

14'8" x 7'8" (4.47m x 2.34m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer plus breakfast bar. Integrated double oven/grill. Space for fridge freezer, dishwasher and washing machine. Tiled splashback. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Ceiling cornice. Radiator. Pantry cupboard.



FIRST FLOOR

LANDING

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

BEDROOM 1

13'6" x 10'11" (4.11m x 3.33m)

With PVCu double glazed bay window to the front. Fitted wardrobes. Radiator.

BEDROOM 2

10'11" x 8'2" (3.33m x 2.49m)

With PVCu double glazed window to the rear. Fitted wardrobe and overhead cupboards. Radiator.

BEDROOM 3

7'3" x 7'8" (2.21m x 2.34m)

With PVCu double glazed window to the front. Fitted wardrobe and overhead cupboards. Laminate flooring. Radiator.

BATHROOM

7'10" x 7'8" (2.39m x 2.34m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Part tiled walls. Period style radiator with heated towel rail. Airing cupboard housing combination gas central heating boiler.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has an adjacent well stocked flowerbed and gated access to the rear. To the rear is a flagged patio seating area accessed via the dining room with delightful lawned gardens beyond with well stocked flowerbeds and with a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

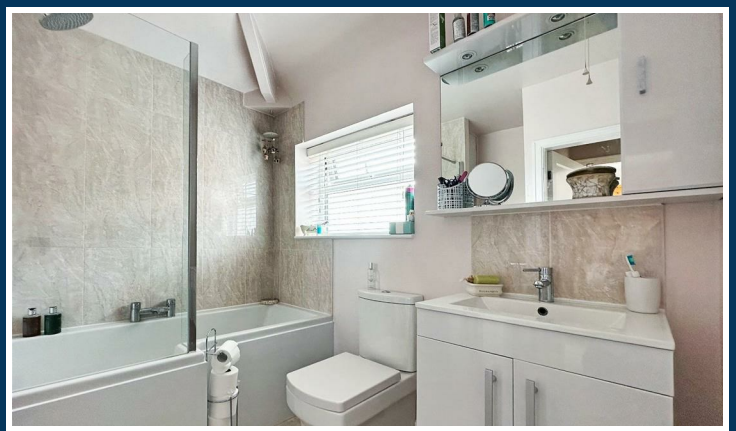
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TENURE

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

NOTE

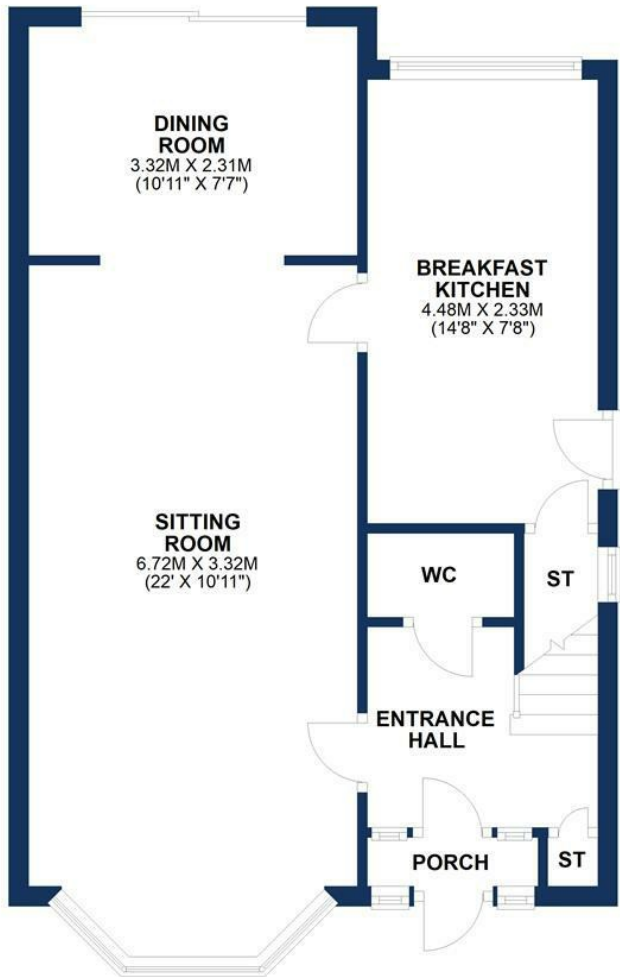
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 49.1 SQ. METRES (528.0 SQ. FEET)



FIRST FLOOR

APPROX. 37.6 SQ. METRES (404.6 SQ. FEET)



TOTAL AREA: APPROX. 86.6 SQ. METRES (932.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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