



## 5 MARSDEN DRIVE | TIMPERLEY

£675,000

A superbly proportioned and presented detached family home in an ideal location within walking distance of Timperley village centre. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room whilst to the rear is a large living/dining room with doors onto the rear gardens, L shaped dining kitchen with doors onto the rear gardens, double bedroom with en-suite shower room/WC. To the first floor there are four further bedrooms served by the family bathroom/WC. Externally there is ample off road parking within the driveway to the front whilst to the rear the gardens incorporate a patio seating area with lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the proportions of accommodation on offer.

POSTCODE: WA15 7XF

## DESCRIPTION

Marsden Drive is a cul de sac containing a variety of traditional detached and semi detached houses within walking distance of Timperley village centre.

The property has been extended over the years to create superbly proportioned living space which needs to be seen to be appreciated.

To the ground floor the entrance hall leads onto a front sitting room whilst towards the rear is a large open plan living/dining room with a focal point of a solid fuel burner set within an inglenook and there are doors leading onto the rear garden. Also towards the rear is a large L shaped dining kitchen with a comprehensive range of units and with doors to the south facing rear gardens. The ground floor accommodation is completed by a double bedroom with plenty of fitted storage space and with an adjacent shower room/WC.

To the first floor there are four well proportioned bedrooms serviced by the family bathroom/WC.

Towards the front of the property the driveway provides ample off road parking whilst to the rear the gardens benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within walking distance of Timperley village centre and also lying within the catchment area of highly regarded primary and secondary schools.

An appointment to view is highly recommended to appreciate the proportions of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

#### ENTRANCE HALL

Glass panelled front door. Understairs storage cupboard. Radiator. Spindle balustrade staircase to first floor.

#### SITTING ROOM

**12'10" x 11'5" (3.91m x 3.48m)**

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

#### LIVING ROOM

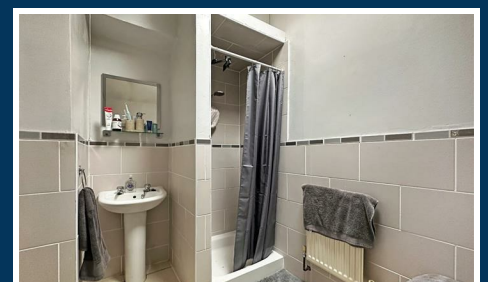
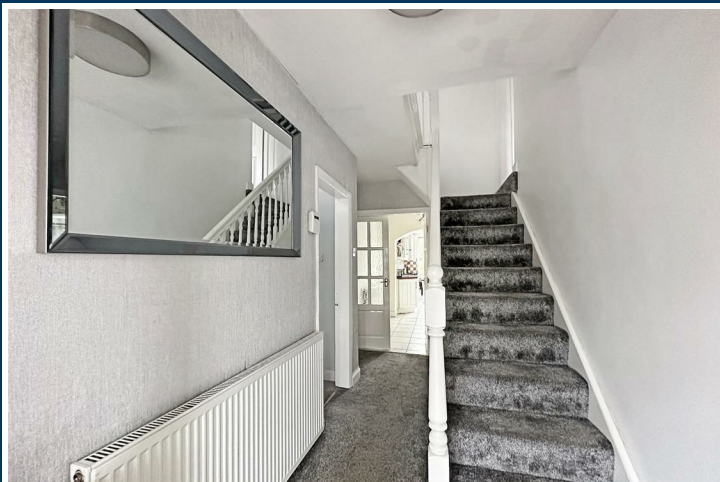
**21'102" x 12'6" (6.40m x 3.81m)**

With a focal point of a cast iron solid fuel burner set within an inglenook flanked by PVCu double glazed windows. PVCu double glazed window to the side and sliding doors providing access onto the south facing gardens at the rear. Television aerial point. Two radiators. Ceiling cornice. Ample space for living and dining suites.

#### L SHAPED DINING KITCHEN

**14'10" x 9'5" plus 7'11" x 6'11" (4.52m x 2.87m plus 2.41m x 2.11m)**

Fitted with a comprehensive range of white wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated double oven/grill plus 5 ring gas hob with stainless steel extractor hood. Space for American style fridge freezer. Plumbing for washing machine. Integrated dishwasher. Recessed low voltage lighting. Tiled floor. Tiled splashback. PVCu double glazed double doors provide access to the south facing rear gardens. Radiator. Ample space for table and chairs. Access to storage cupboard housing the modern Worcester combination gas central heating boiler.



## BEDROOM 5

18'0" x 7'5" (5.49m x 2.26m)

PVCu double glazed window to the front. Radiator. Laminate flooring. Fitted wardrobes with matching overhead cupboards and dressing table.

## EN-SUITE

7'11" x 5'1" (2.41m x 1.55m)

With suite comprising tiled shower cubicle, wash hand basin and WC. Half tiled walls. Tiled floor. Radiator. Velux window to the side. Extractor fan.

## FIRST FLOOR

### LANDING

Loft access hatch.

### BEDROOM 1

12'9" x 10'1" (3.89m x 3.07m)

PVCu double glazed bay window to the front. Radiator.

### BEDROOM 2

11'9" x 10'0" (3.58m x 3.05m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

17'9" x 7'6" (5.41m x 2.29m)

PVCu double glazed windows to the front and rear. Fitted wardrobes and overhead cupboards. Two radiators.

### BEDROOM 4

7'8" x 7'6" (2.34m x 2.29m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

7'6" x 7'5" (2.29m x 2.26m)

Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Two opaque PVCu double glazed windows to the rear. Tiled walls.

## OUTSIDE

To the front of the property the gravel driveway provides off road parking and there is gated access to the rear. To the rear and accessed via the kitchen and the open plan living/dining room the gardens are laid mainly to lawn and benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

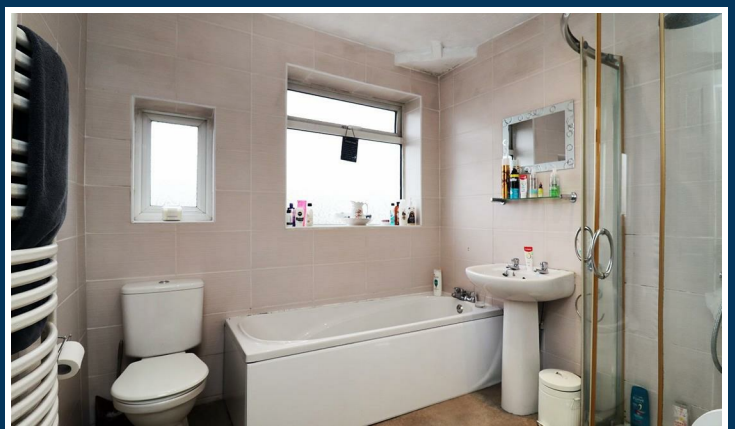
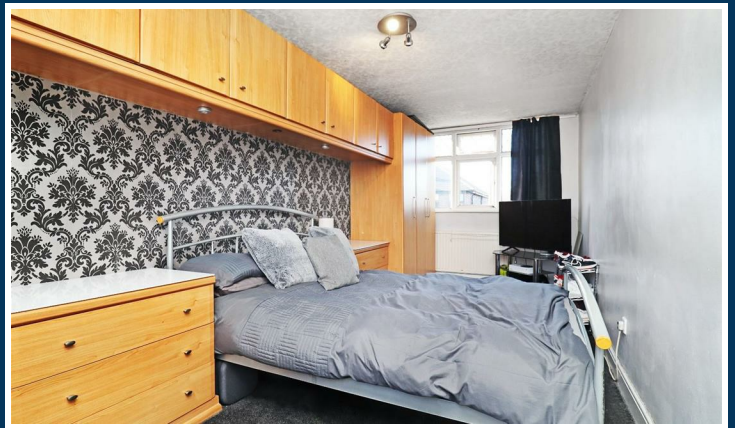
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## TENURE

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

## NOTE

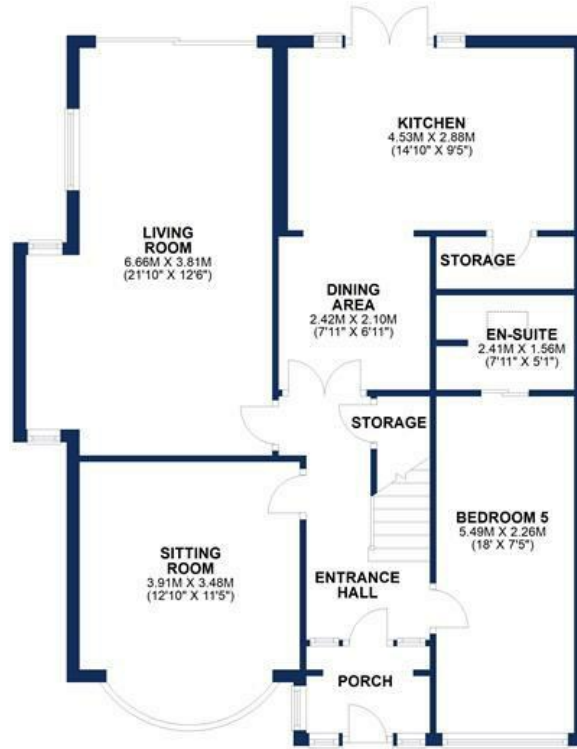
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 83.2 SQ. METRES (895.5 SQ. FEET)



### FIRST FLOOR

APPROX. 50.5 SQ. METRES (543.2 SQ. FEET)



TOTAL AREA: APPROX. 133.7 SQ. METRES (1438.7 SQ. FEET)

Floorplans For Illustrative Purposes Only  
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