



4 DENSON ROAD | TIMPERLEY

£535,000

A superbly proportioned semi detached family home in an ideal cul de sac location close to Timperley village centre. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room opening onto an impressive living dining kitchen with adjacent utility and access onto the rear gardens, cloakroom/WC, three bedrooms and bathroom/WC to the first floor. Ample off road parking within the driveway to the front whilst to the rear the gardens incorporate a patio seating area, patio and decked seating areas with lawned gardens and house a large timber framed summerhouse with seating and bar area. Viewing is highly recommended to appreciate the property on offer.

POSTCODE: WA15 6EB

DESCRIPTION

Denson Road is in a sought after location forming part of this quiet cul de sac and within walking distance of local shops on Heyes Lane and with Timperley village centre a little further distant. Heyes Lane primary school is also close by.

The accommodation has been extended to create superbly proportioned living space which needs to be seen to be appreciated. An enclosed porch leads onto the welcoming entrance hall which provides access onto the front sitting room with adjacent dining area. From the dining area an opening leads onto a superb open plan living dining kitchen complete with central island and with doors leading onto the rear gardens and an adjacent separate utility. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms serviced by the modern family bathroom/WC.

Externally there is off road parking within the driveway and secure gated access leads to the side. To the side there is access to a car port with storage room beyond. Immediately to the rear is a patio seating area with delightful lawns beyond with further patio seating area and decking with inset lighting and with timber framed summer house beyond. The summer house is complete with central firepit and adjacent bar area and has light and power.

The position is ideal as previously mentioned being within walking distance of Timperley village centre and also lying in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor. PVCu double glazed windows to the front and side.

ENTRANCE HALL

Composite front door. Tiled floor Spindle balustrade staircase. Radiator. Recessed low voltage lighting. Understairs storage cupboard.

CLOAKROOM

With WC and vanity wash basin. Extractor fan.

SITTING ROOM

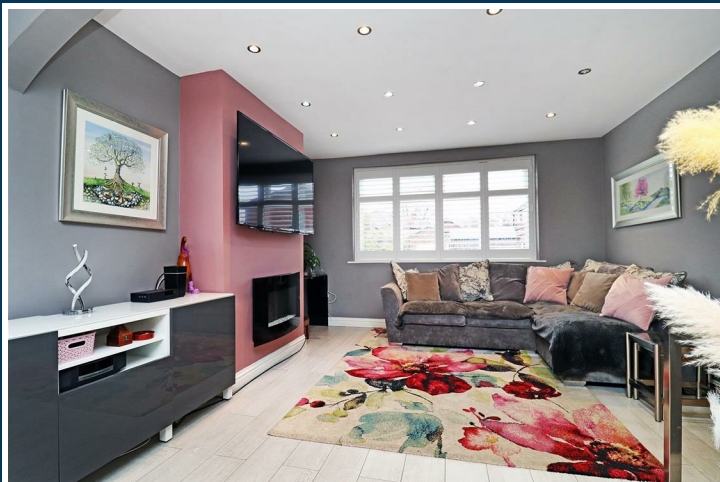
21'2" x 12'4" (6.45m x 3.76m)

PVCu double glazed window to the front with plantation shutters. Recessed low voltage lighting. Radiator. Television aerial point. Laminate flooring. Opening to:

OPEN PLAN LIVING DINING KITCHEN

18'7" x 17'1" (5.66m x 5.21m)

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer and hose tap and with central island with further storage and breakfast bar. Space for Range oven. Space for American style fridge freezer. Space and plumbing for dishwasher. Stainless steel extractor hood. Recessed low voltage lighting. Tiled floor. PVCu double glazed window to the rear. PVCu double glazed double doors lead onto the rear garden. Radiator.



UTILITY

9'2" x 6'2" (2.79m x 1.88m)

With work surface with plumbing for washing machine beneath and space for dryer. Tiled floor.

FIRST FLOOR

LANDING

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

BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

PVCu double glazed window to the front. Fitted wardrobe and dressing table. Laminate wood flooring. Radiator.

BEDROOM 2

12'2" x 8'10" (3.71m x 2.69m)

PVCu double glazed window to the rear. Laminate flooring. Radiator. Cupboard housing combination gas central heating boiler. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

9'3" x 8'2" (2.82m x 2.49m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'10" x 4'9" (2.39m x 1.45m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Chrome heated towel rail. Two opaque PVCu double glazed windows to the rear. Tiled floor and walls. Extractor fan. Recessed low voltage lighting.

OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access to the side. To the side there is access to the large storeroom. Immediately to the rear and accessed via the open plan living dining kitchen is a patio seating area with delightful lawned gardens beyond. Beyond the gardens is a further decked seating area with inset lighting and providing access to the summer house. The summer house is a superb addition with central firepit with perimeter seating and adjacent bar area, light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

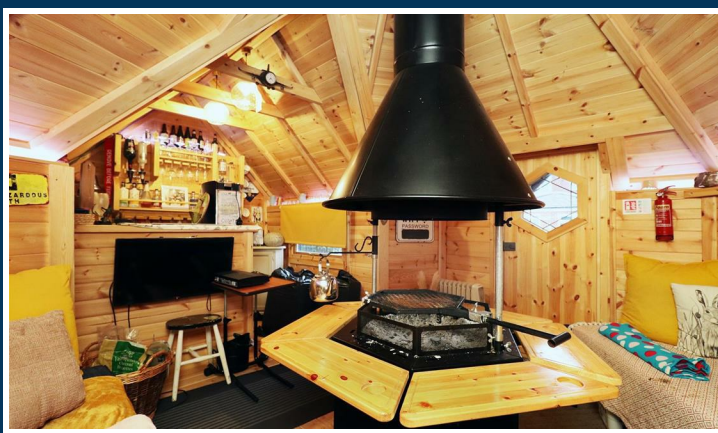
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TENURE

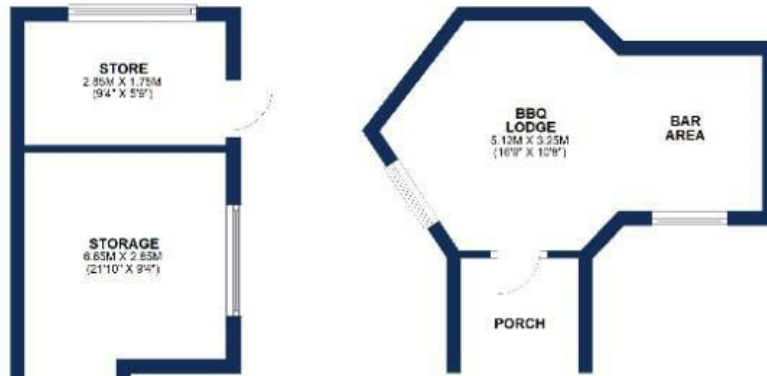
We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 09/01/1959 and subject to a Ground Rent of approximately £5.00 per annum. This should be verified by your Solicitor.

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. 132.5 SQ. METRES (1103.4 SQ. FEET)



FIRST FLOOR
APPROX. 37.0 SQ. METRES (956.0 SQ. FEET)



TOTAL AREA: APPROX. 139.5 SQ. METRES (1502.1 SQ. FEET)
Excludes 1st/2nd storeys of Porches Only



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