



35 RADLET DRIVE | TIMPERLEY

£475,000

A superb traditional semi detached family home in a sought after location which has undergone a programme of modernisation and extension in recent years. The well planned and proportioned accommodation briefly comprises enclosed porch, entrance hall, front sitting room, full width open plan living dining kitchen with doors onto the patio seating area with delightful lawned gardens beyond, cloakroom/WC, three bedrooms and modern bathroom/WC. Off road parking for two cars within the driveway. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6DE

DESCRIPTION

This semi detached family home has undergone a programme of modernisation and extension in recent years to create a superbly presented and well proportioned living space that needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall which provides access onto the front sitting room whilst to the rear the extension provides an impressive open plan living dining kitchen complete with breakfast bar and a range of quality integrated appliances and providing access onto the rear garden.

To the first floor there are three bedrooms serviced by the contemporary family bathroom/WC.

To the front of the property the driveway provides off road parking for two cars and there is gated access towards the rear. To the rear, accessed via the open plan living dining kitchen, there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds, fence borders and woodland area. There is also access to a detached workshop/garage.

The location is ideal being within easy reach of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

With the original attractive leaded and stained glass panelled front door with matching opaque side screens and top light. Laminate wood flooring. Spindle balustrade staircase to first floor. Picture rail. Radiator. Understairs storage cupboard.

SITTING ROOM

15'2" x 10'10" (4.62m x 3.30m)

PVCu double glazed bay window to the front. Radiator. Telephone point. Television aerial point. Exposed brick fireplace with decorative tiled hearth.

OPEN PLAN LIVING DINING KITCHEN

22'7" x 18'8" plus 10'10" x 6'7" (6.88m x 5.69m plus 3.30m x 2.01m)

Fitted with a comprehensive range of contrasting grey and blue wall and base units with marble effect work surface over incorporating 1 1/2 bowl stainless steel sink unit and breakfast bar. Integrated Bosch oven/grill plus AEG induction hob with AEG extractor hood over. Space for fridge and freezer. Integrated Bosch dishwasher. Plumbing for washing machine. Recessed low voltage lighting. Two velux windows to the rear. PVCu double glazed window overlooking the rear garden. Bi folding doors provide access to the rear garden. Two radiators. Tiled splashback. Laminate flooring.

CLOAKROOM

With WC and wash hand basin. Laminate wood flooring. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

13'7" x 10'10" (4.14m x 3.30m)

PVCu double glazed window to the front. Modern fitted wardrobes. Radiator. Picture rail.

BEDROOM 2

11'1" x 8'0" (3.38m x 2.44m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

7'10" x 7'9" (2.39m x 2.36m)

PVCu double glazed window to the front. Radiator.

BATHROOM

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

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Part tiled walls. Heated towel rail. Cupboard housing Worcester combination gas central heating boiler. Two opaque PVCu double glazed windows to the side. Extractor fan.

OUTSIDE

To the front of the property the flagged driveway provides off road parking for two cars and has access to the side.

To the rear, accessed via the open plan living dining kitchen, is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds, fence borders and woodland area. There is also access to a detached workshop/garage with living sedum roof. The rear gardens benefit 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 "C"

TENURE

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

NOTE

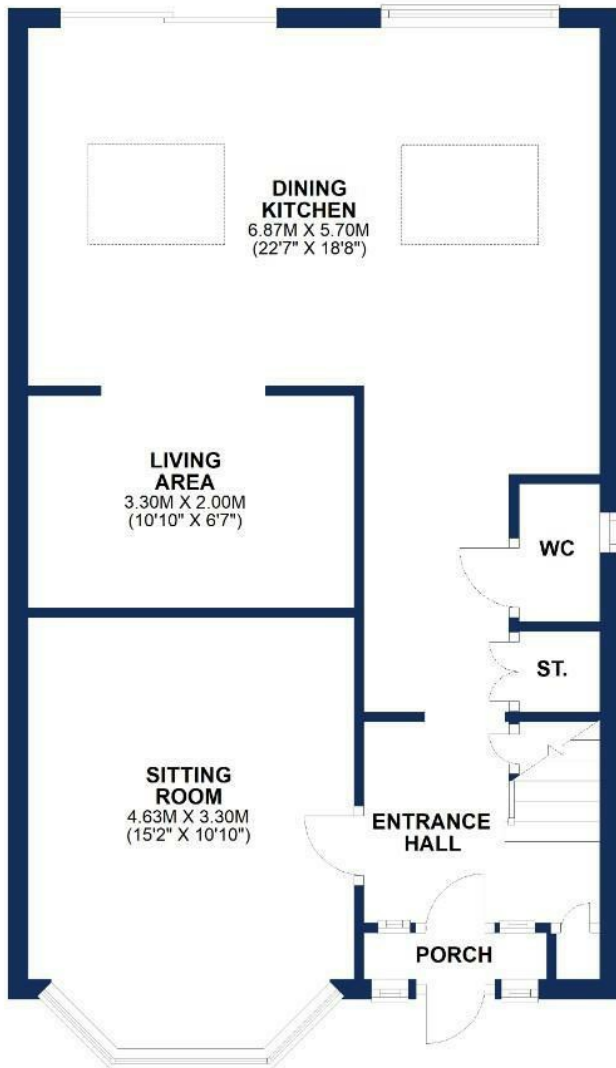
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 56.2 SQ. METRES (604.8 SQ. FEET)



FIRST FLOOR

APPROX. 34.7 SQ. METRES (373.9 SQ. FEET)



TOTAL AREA: APPROX. 90.9 SQ. METRES (978.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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