



## 22 GREEN DRIVE | TIMPERLEY

OFFERS OVER £650,000

An extended semi detached family home in a sought after location within walking distance of Timperley village centre and highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises large welcoming entrance hall with adjacent dining room, rear living room with access onto the attractive gardens, breakfast kitchen with adjacent sitting room with utility room off, ground floor WC, four excellent bedrooms to the first floor serviced by the large family bathroom/WC plus separate store room which could be converted to create an en-suite. To the front of the property is ample off road parking with adjacent lawned gardens whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the accommodation and further potential on offer.

**POSTCODE: WA15 6JW**

## DESCRIPTION

This traditional semi detached family home has been extended to provide superbly proportioned accommodation all set within an excellent plot and in an ideal location.

The accommodation is approached by an enclosed porch which leads onto a welcoming entrance hall with stairs to one side and access to cloakroom/WC and also opening onto the front dining room. Towards the rear of the property is a separate sitting room with door providing access onto the attractive rear garden. There is a modern breakfast kitchen with door leading to a separate large sitting room which in turn provides access onto the rear utility room again with access onto the rear garden.

To the first floor there are four excellent bedrooms serviced by the family bathroom/WC. Off the landing there is also access to a separate store room which could easily be converted to create an en-suite.

Externally to the front of the property the drive provides off road parking and has an adjacent lawned garden. Towards the rear the gardens incorporate a patio seating area with extensive lawns beyond. The size of the plot offers any prospective purchasers the opportunity to extend further subject to the relevant permissions being obtained.

The location is ideal being within walking distance of Timperley village centre and with Metrolink stations available at Timperley and Navigation Road. The property also lies within the catchment area and walking distance of highly regarded primary and secondary schools such as The Willows, Forest Prep and Wellington School.

In conclusion a superb family home where viewing is essential to appreciate the scope and accommodation.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door with matching side screen. Quarry tiled floor.

#### ENTRANCE HALL

With PVCu double glazed front door. Understairs storage cupboard. Spindle balustrade staircase to first floor. Dado rail. Picture rail. Radiator.

#### CLOAKROOM

With WC and wash hand basin. Tiled splashback. Extractor fan.

#### DINING ROOM

**15'1" x 11'3" (4.60m x 3.43m)**

With PVCu double glazed bay window to the front. Gas fire with marble effect surround and hearth. Radiator. Ceiling cornice.

#### LIVING ROOM

**15'3" x 11'2" (4.65m x 3.40m)**

With focal point of a living flame gas fire with marble effect surround and hearth. Picture rail and dado rail. Sliding doors provide access onto the rear garden. Radiator.

#### BREAKFAST KITCHEN

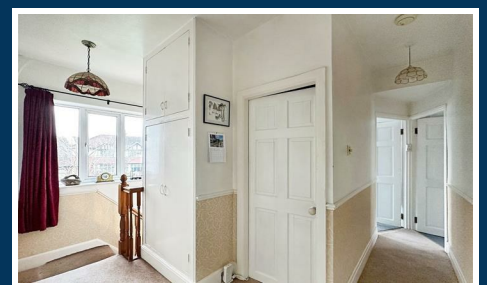
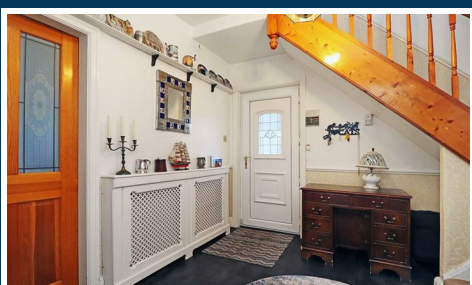
**17'2" x 7'4" (5.23m x 2.24m)**

With a comprehensive range of modern wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer and breakfast bar. Integrated double oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Tiled splashback. PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting.

#### SITTING ROOM

**17'11" x 10'1" (5.46m x 3.07m)**

PVCu double glazed door and window to the front. Radiator. Access to:



## UTILITY ROOM

10'3" x 8'8" (3.12m x 2.64m)

With work surface and wall mounted units. Belfast sink. Plumbing for washing machine and space for dryer and dishwasher. PVCu double glazed door and window to the rear. Radiator. Combination gas central heating boiler.

## FIRST FLOOR

### LANDING

### BEDROOM 1

13'1" x 11'3" (3.99m x 3.43m)

With PVCu double glazed window to the front. Fitted wardrobes and dressing table. Radiator..

### BEDROOM 2

13'1" x 11'2" (3.99m x 3.40m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

10'2" x 9'11" (3.10m x 3.02m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes and overhead cupboard.

### BEDROOM 4

10'2" x 9'7" (3.10m x 2.92m)

With PVCu double glazed window to the rear. Radiator.

## BATHROOM

9'8" x 8'1" (2.95m x 2.46m)

Well proportioned family bathroom with a suite comprising panelled bath with mixer shower, WC and wash hand basin plus bidet. Two opaque PVCu double glazed windows to the rear. Radiator. Part tiled walls.

## STORE ROOM

9'10" x 6'7" (3.00m x 2.01m)

Superb storage space but also ripe for conversion to en-suite for bedroom 3 potentially.

## OUTSIDE

To the front of the property the block paved drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. To the rear and accessed via the utility room and the sitting room there is a patio seating area with delightful lawns beyond with fence borders. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

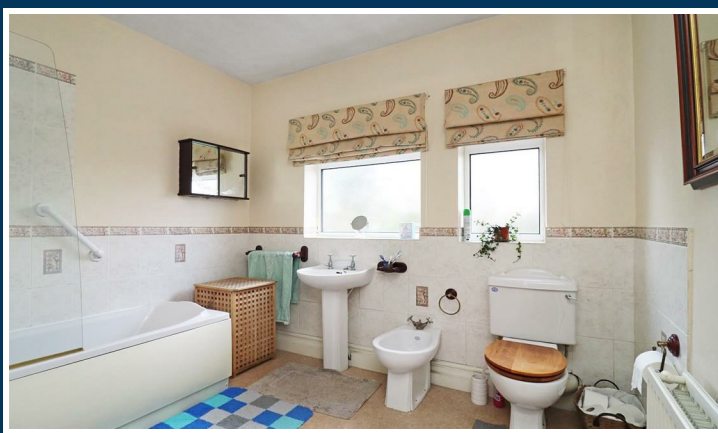
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## TENURE:

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 02/02/1933 and subject to a Ground Rent of approximately £5.00 per annum. This should be verified by your Solicitor.

## NOTE

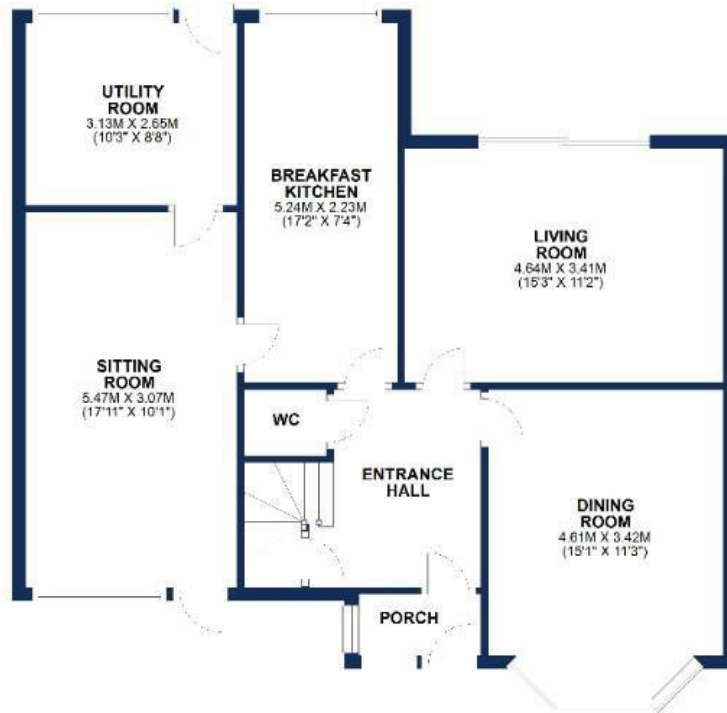
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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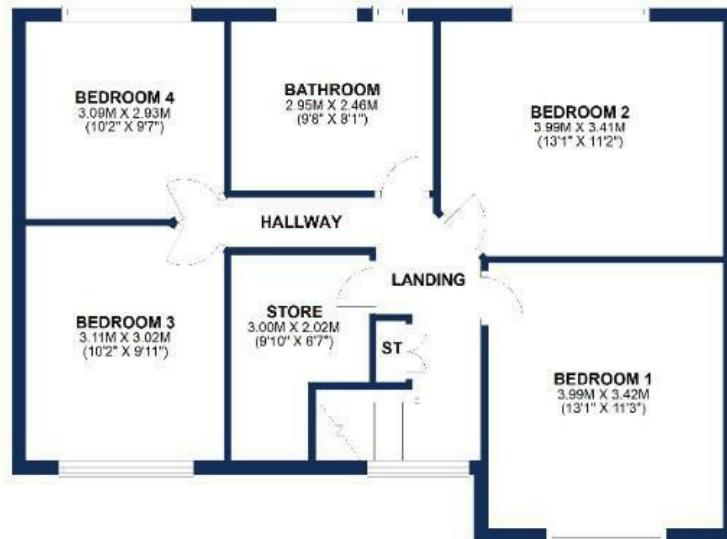
## GROUND FLOOR

APPROX. 80.3 SQ. METRES (864.6 SQ. FEET)



## FIRST FLOOR

APPROX. 68.1 SQ. METRES (733.4 SQ. FEET)



TOTAL AREA: APPROX. 148.5 SQ. METRES (1598.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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