

49 WOODCOTE ROAD | WEST TIMPERLEY

OFFERS OVER £499,999

NO CHAIN This individual semi detached family home occupies an enviable corner plot and needs to be seen to be appreciated. The accommodation is approached via a welcoming entrance hall which provides access onto all ground floor rooms including the superb sitting room to one side with conservatory beyond whilst to the other side is a separate dining room and to the rear is an attractive fitted dining kitchen with access to the side driveway. To the first floor there are three excellent bedrooms serviced by the modern family bathroom/WC. Towards the front of the property double gates lead onto the driveway and there is secured gated access to the front garden. The gardens to the front enjoy a high degree of privacy and there is an additional courtyard garden to the rear. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA14 5PN

DESCRIPTION

This double fronted semi detached family home occupies an enviable corner plot within this popular location. The position is ideal being a little over a 1/4 mile distant from Timperley Metrolink railway station and local shops and the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented throughout and is approached via a welcoming entrance hall with engineered oak wood flooring that continues throughout the ground floor and provides access to a separate sitting room to one side with a focal point of a solid fuel burner and conservatory beyond whilst to the other is a separate well proportioned dining room. The ground floor accommodation is completed by the kitchen fitted with bespoke plywood units from Wood and Wire. The kitchen also provides access onto the side driveway.

To the first floor there are three excellent bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally double gates lead onto the driveway to the front and there are secure gates leading onto the lawned gardens. The gardens to the front are of a good size and enjoy a high degree of privacy and there is an additional courtyard garden towards the rear.

An ideal family home and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite glass panelled front door with adjacent PVCu double glazed window. Radiator. Stairs to first floor. Engineered oak wood flooring.

SITTING ROOM

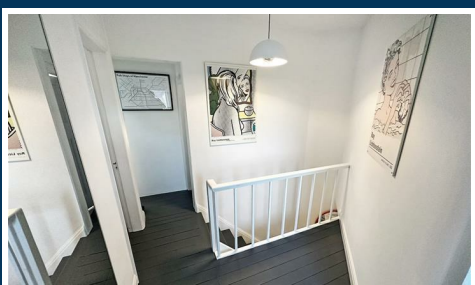
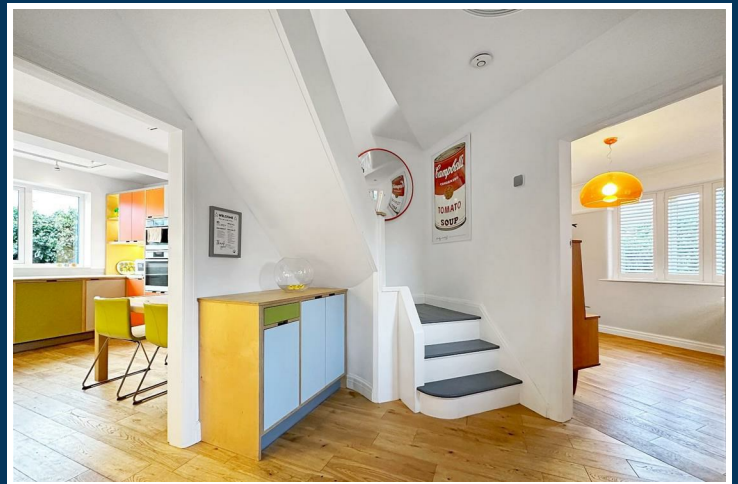
With a focal point of a solid fuel burner with flagged hearth. Engineered oak wood flooring. PVCu double glazed bay window to the front with plantation shutters. Two radiators. TV Aerial point. Telephone point. PVCu double glazed double doors to the conservatory.

LIVING ROOM

PVCu double glazed windows to the front and side with plantation shutters. Engineered oak wood flooring. Picture rail. Ceiling cornice. Radiator.

DINING KITCHEN

Fitted with a comprehensive range of bespoke ply birchwood units, designed by award winning Wood and Wire cabinet makers. With an integrated LED lighting system and white Corian work surfaces incorporating a large sink unit with integrated drainer and filter tap. Integrated AEG double ovens /grill and combined microwave. Siemens dishwasher and Siemens large Flex zone induction hob. Engineered oak wood flooring. Radiator. Stable style composite door to the side. PVCu double glazed window to the rear. Under stairs storage area with space for American style fridge freezer.



CONSERVATORY / UTILITY ROOM

PVCu double glazed window and door to the rear gardens. Plumbing for washing machine. Space for dryer. Light and power.

FIRST FLOOR

LANDING

PVCu double glazed window to the front. Loft access hatch with pull down ladder to boarded loft space. Stripped floorboards.

BEDROOM 1

PVCu double glazed windows to the front and side with plantation shutters. Stripped floorboards. Radiator.

BEDROOM 2

PVCu double glazed bay window to the front with plantation shutters. Stripped floorboards. Radiator.

BEDROOM 3

PVCu double glazed window to the rear. Radiator. Stripped floorboards.

BATHROOM

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled floor. Half tiled walls. Fitted storage cupboard housing the combination gas central heating boiler. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property double gates lead onto the driveway and there is further gated access to the rear. Also to the front and accessed via secure gates from the driveway is the large front garden laid mainly to lawn and enjoying a high degree of privacy. To the rear is a flagged courtyard garden and brick built store.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

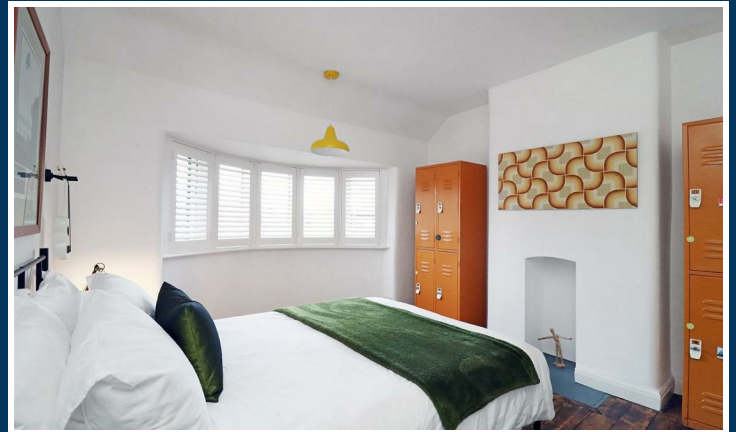
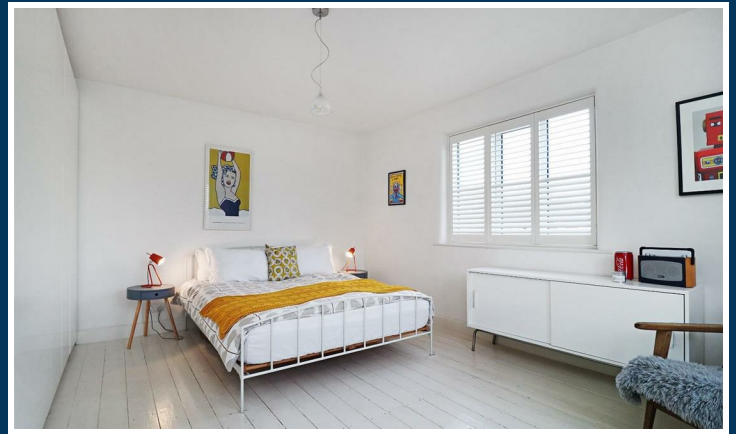
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TENURE

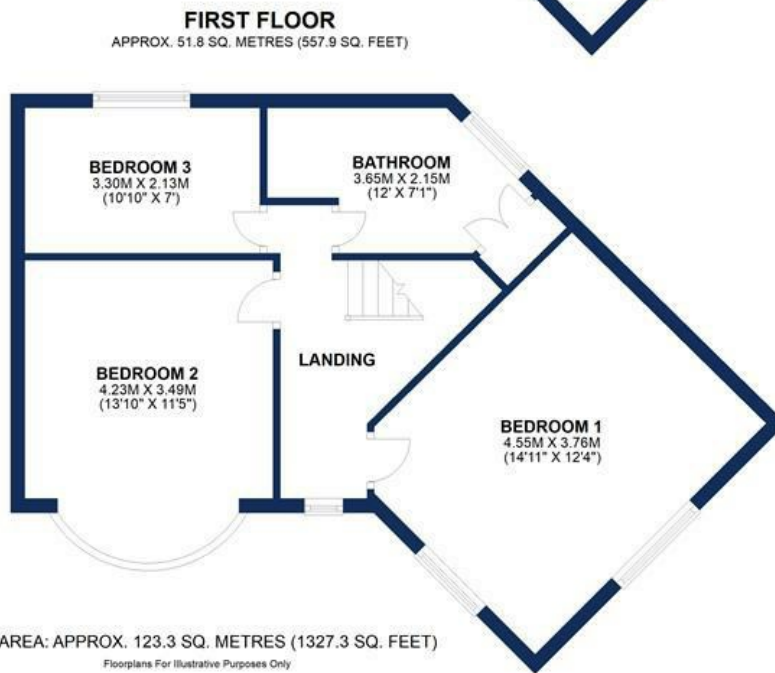
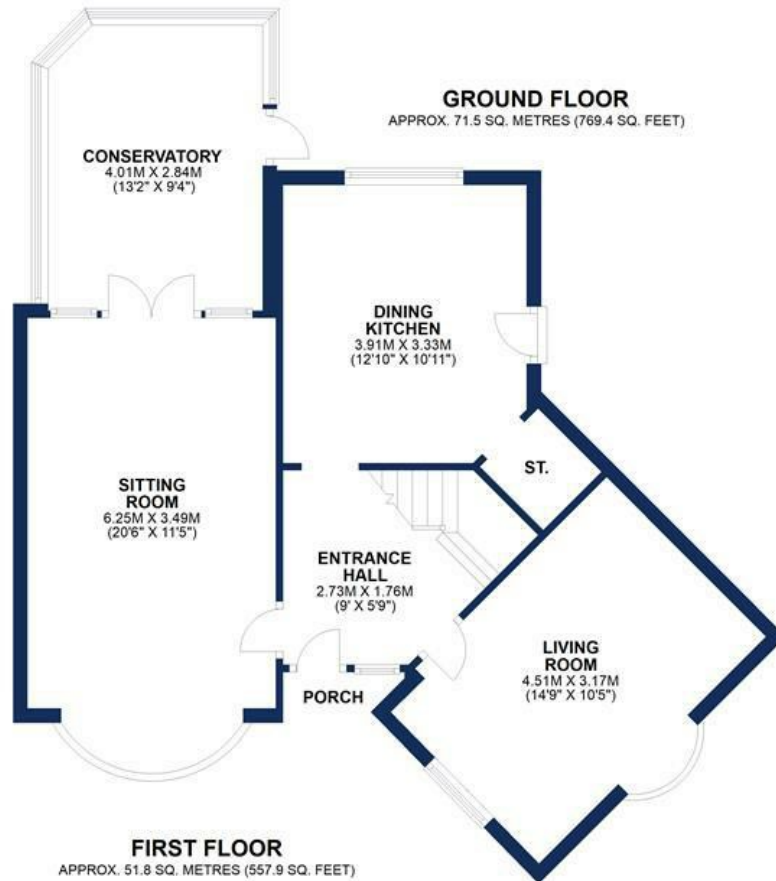
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 123.3 SQ. METRES (1327.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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