

51 MOSSGROVE ROAD | TIMPERLEY

OFFERS OVER £650,000

A beautifully maintained and superbly proportioned semi detached family home in a sought after location within walking distance of Wellington Road School and with Timperley village close by and the Metrolink station at Navigation Road providing a commuter service into Manchester. The accommodation briefly comprises enclosed porch, entrance hall with original leaded and stained glass panelled door, front sitting room plus separate dining room to the rear opening onto a conservatory which in turn leads onto the rear gardens. Morning room with fitted kitchen beyond. Three well proportioned bedrooms to the first floor serviced by the bathroom with separate WC. Off road parking within the driveway with adjacent lawned garden whilst to the rear is a patio seating area with lawns extending for approximately 120 ft and enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6LF

DESCRIPTION

This superbly proportioned semi detached family home is ideally located being well placed for the shopping centre of Timperley village and a little over a mile to the market town of Altrincham. Navigation Road Metrolink station provides a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools and is within walking distance of Wellington School.

The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall with leaded and stained glass panelled front door. To the front of the property is a bay fronted living room whilst to the rear is a separate dining room with access onto a rear conservatory which in turn leads onto the extensive gardens with lawns approaching 120 ft. The ground floor accommodation is completed by the morning room which leads onto the fitted kitchen with access to the side. To the first floor there are three bedrooms serviced by the family bathroom with separate WC.

Externally the flagged driveway provides off road parking and benefits from an adjacent lawned garden and gated access leads to the side and rear. To the rear is a large patio seating area and extensive lawned gardens beyond reaching approximately 120ft and enjoying a high degree of privacy.

A fine family home with impressive gardens that need to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Original leaded and stained glass panelled front door. Two opaque PVCu double glazed windows to the side. Radiator. Spindle balustrade staircase to first floor. Dado rail. Understairs storage cupboard.

SITTING ROOM

15'11" x 12'2" (4.85m x 3.71m)

PVCu double glazed bay window to the front. Living flame gas fire. Radiator. Television aerial point. Ceiling cornice. Dado rail. Bi folding doors to:

DINING ROOM

12'11" x 11'3" (3.94m x 3.43m)

With a focal point of a raised fireplace with stone hearth. Ceiling cornice. Dado rail. Radiator. Sliding doors to:

CONSERVATORY

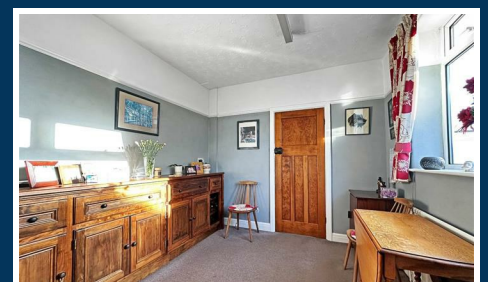
9'7" x 8'5" (2.92m x 2.57m)

Sliding doors leading onto the extensive rear gardens. Radiator. Television aerial point. Laminate flooring.

MORNING ROOM

9'11" x 9'3" (3.02m x 2.82m)

With PVCu double glazed window to the side. Radiator. Dado rail. Opening to:



KITCHEN

10'3" x 10'0" (3.12m x 3.05m)

With a comprehensive range of cream wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring induction hob with stainless steel extractor hood over. Space for fridge. Plumbing for washing machine. Tiled splashback. Two PVCu double glazed windows to the rear overlooking the garden and one to the side. PVCu double glazed door provides access to the side. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Dado rail.

BEDROOM 1

16'5" x 12'2" (5.00m x 3.71m)

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

BEDROOM 2

12'11" x 11'3" (3.94m x 3.43m)

PVCu double glazed window to the rear. Fitted wardrobe and drawers. Dado rail. Radiator.

BEDROOM 3

10'1" x 7'11" (3.07m x 2.41m)

PVCu double glazed windows to the front and side. Fitted wardrobes and overhead cupboard. Radiator. Dado rail.

BATHROOM

9'3" x 6'3" (2.82m x 1.91m)

With a white suite with chrome fittings comprising shower enclosure and wash hand basin. Chrome heated towel rail. Opaque double glazed window to the side. Tiled walls. Airing cupboard housing Worcester Bosch combination gas central heating boiler.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has adjacent lawned gardens and well stocked flowerbeds. Gated access continues to the side and rear leading to the garage. Immediately to the rear is a large patio seating area with delightful lawns beyond extending to approximately 120 ft and with well stocked flowerbeds and mature hedge and fence borders and enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

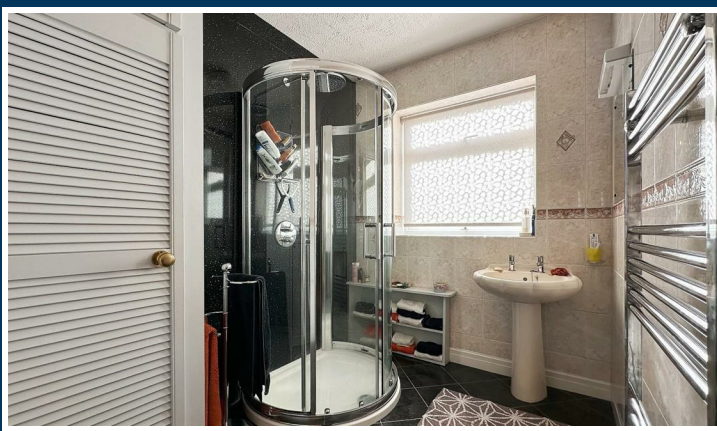
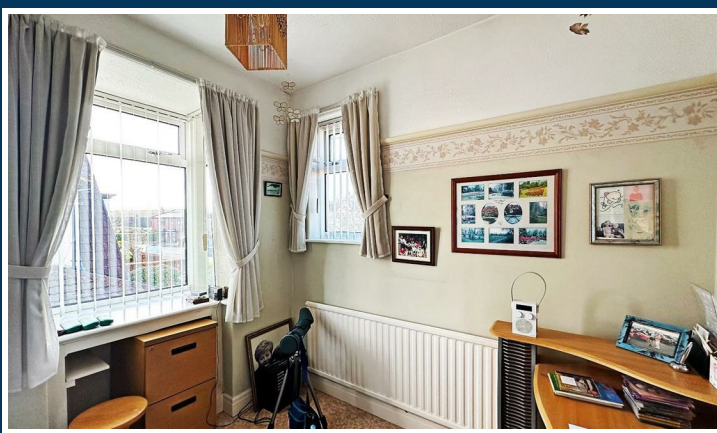
Band "E"

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

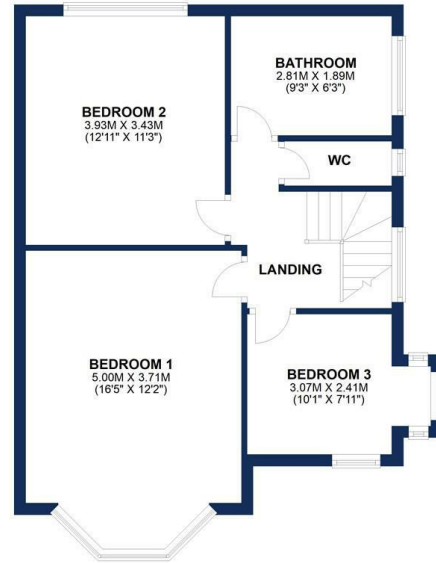
APPROX. 70.7 SQ. METRES (761.2 SQ. FEET)



TOTAL AREA: APPROX. 122.3 SQ. METRES (1316.4 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 51.6 SQ. METRES (555.2 SQ. FEET)



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