



## 4 CROWLEY ROAD | TIMPERLEY

OFFERS OVER £650,000

A substantially extended and exceptionally well-presented semi-detached family house within walking distance of Timperley village centre. Refurbished and viewing advised to appreciate the high standard. The accommodation briefly comprises entrance hall, cloakroom, sitting room, extended living room with feature fireplace, stunning dining kitchen and separate utility room, ground floor WC, master bedroom with en suite shower room/WC, 2 further double bedrooms and spacious family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking. Landscaped rear gardens and remarkable separate home office.



POSTCODE: WA15 7ST

## DESCRIPTION

This traditional bay fronted semi-detached family house has been substantially extended in recent years and sympathetically refurbished to a high standard by the current owners. The exceptional interior has been replanned to create ideal family living space with the advantage of an outstanding Optiplan kitchen complemented by the lavish en suite and family bathroom.

The beautiful landscaped gardens are certainly a feature and comprise full width decked seating area which is ideal for entertaining during the summer months, well-tended lawn and children's soft play area. Importantly the remarkable cedar clad home office has been constructed by Smart Garden Offices and provides accommodation suitable for a variety of uses.

Upon entering the feeling of quality is apparent and the wide entrance hall provides access to an adjacent cloakroom with ample space for coats, jackets and footwear and also a separate WC. Positioned at the front an elegant sitting room with bay window and decorative coved cornice is configured to include fitted dresser units flanking both sides of the chimney breast. With the focal point of a period style fireplace surround and living flame gas fire set upon a polished granite hearth, the spacious living room extends toward the rear and leads onto the decked seating area through double opening French windows. The stunning dining kitchen is fitted with Shaker style units and quartz work surfaces alongside a superb matching centre island with breakfast bar and a range of integrated appliances. Bi-folding windows open onto the decked terrace and there is also an adjoining utility room.

At first floor level the master bedroom benefits from a comprehensive range of attractive fitted furniture and sumptuous en suite shower room/WC. Two further double bedrooms are served by the luxurious family bathroom complete with free standing bath and walk-in shower.

Gas fired central heating has been installed together with PVCu double glazing throughout. Floor coverings are mainly Pergo laminated wood whilst there are luxury vinyl tiles to the dining kitchen, utility and cloakroom. In addition there is tiled underfloor heating to the family bathroom.

The block paved driveway provides off road parking and a tall hedge provides screening from the carriageway.

Positioned in a sought after residential location Crowley Road is ideally placed being within the catchment area of highly regarded primary and secondary schools and easy reach of Timperley village centre and Altrincham town centre with the Metrolink station providing a commuter service into Manchester.

## ACCOMMODATION

### ENTRANCE HALL

Opaque double glazed/panelled wood grain effect composite front door set within a matching surround. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Laminate wood flooring. Picture rail. Period style radiator.

### CLOAKROOM

PVCu double glazed oriel bay window with leaded effect stained glass top light to the front. Luxury vinyl herringbone flooring. Recessed LED lighting. Opening to the utility room.

### WC

Modern white/chrome wall mounted wash basin with mixer tap and low-level WC. Laminate wood flooring. Recessed LED lighting.

### SITTING ROOM

**12'4" x 11'1" (3.76m x 3.38m)**

Built-in dresser units flanking both sides of the chimney breast. Provision for a wall mounted flat screen television. PVCu double glazed bay window with leaded effect stained glass top light to the front. Laminate wood flooring. Cornice. Picture rail. Radiator.

### LIVING ROOM

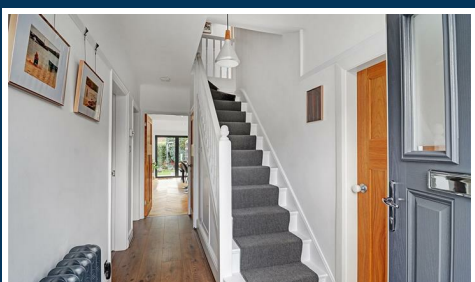
**21'6" x 11'1" (6.55m x 3.38m)**

Period style fireplace surround with coal effect living flame gas fire and polished granite hearth. Bi-folding doors to the rear. Engineered oak flooring. Velux windows to the rear. Recessed low voltage lighting. Picture rail. Two radiators.

### DINING KITCHEN

**19'5" x 14'3" (5.92m x 4.34m)**

Fitted with Shaker style wall and base units beneath quartz work surfaces/up-stands and tiled splash-back. Matching centre island incorporating a breakfast bar and semi recessed double bowl ceramic sink with Quooker instant hot water/mixer tap. Pantry unit. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, induction hob with extractor fan/light above, dishwasher and wine cooler. Plumbed recess for an American style fridge/freezer. Ample space for a dining suite. Provision for a wall mounted flatscreen television. Double glazed bi-folding windows to the rear. Three Velux windows. Luxury vinyl herringbone flooring. Recessed LED lighting. Two period style vertical radiators.



## UTILITY ROOM

15'5" x 6'4" including the cloakroom (4.70m x 1.93m including the cloakroom)

With the continuation of the Shaker style wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Concealed wall mounted gas central heating boiler. Recess for an automatic washing machine and tumble dryer. Luxury vinyl herringbone flooring. Recessed LED lighting. Period style radiator.

## FIRST FLOOR

### LANDING

Turned spindle balustrade.

### BEDROOM 1

12'6" x 10'8" (3.81m x 3.25m)

Build-in wardrobes containing hanging rails and shelving, matching bedside tables and window seat with drawers beneath. Provision for a wall mounted flatscreen television. PVCu double glazed bay window with leaded effect stained glass top light to the front. Hardwood flooring. Recessed LED lighting. Picture rail. Period style radiator.

### EN SUITE SHOWER ROOM/WC

6'10" x 6'2" (2.08m x 1.88m)

White/chrome circular countertop vanity wash basin with wall mounted mixer tap and low-level WC with concealed cistern set within tiled surrounds. Wide walk-in tiled shower beyond a glass screen with recessed shelving and thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window with leaded effect stained glass top light to the front. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM 2

11'11" x 10'6" (3.63m x 3.20m)

Access to the fully boarded loft space with Velux window via a folding ladder. PVCu double glazed window to the rear. Laminate wood flooring. Picture rail. Radiator.

### BEDROOM 3

12'7" x 6'6" (3.84m x 1.98m)

PVCu double glazed Oriol bay window with leaded effect stained glass top light to the front. Velux window. Laminate wood flooring. Radiator.

### FAMILY BATHROOM/WC

13'2" x 5'8" (4.01m x 1.73m)

Fitted with a white/chrome suite comprising freestanding bath with floor mounted mixer tap, counter top circular vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Wide walk-in tiled shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Two opaque PVCu double glazed windows to the rear. Heated wood effect tiled floor. Recessed LED lighting. Period style vertical radiator.

## OUTSIDE

### HOME OFFICE

13'2" x 6'7" (4.01m x 2.01m)

Cedar clad with two sets of composite framed French windows. Integrated blind system. Laminate wood flooring. Recessed LED lighting. Power sockets.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

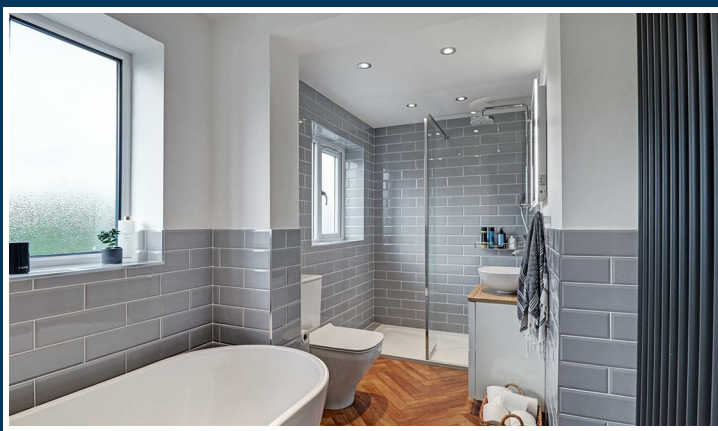
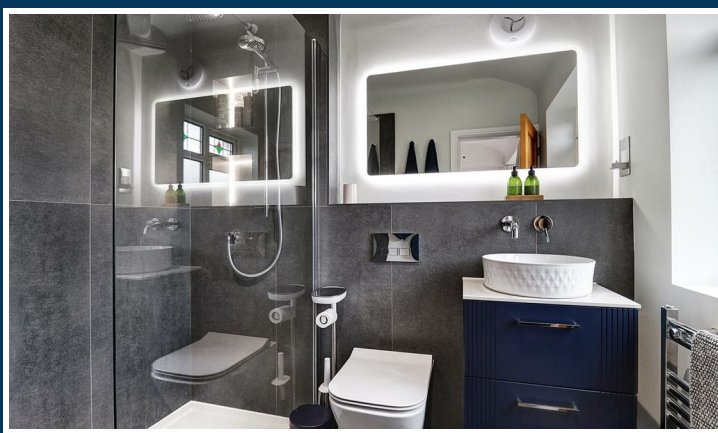
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £15.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

Band D

## NOTE

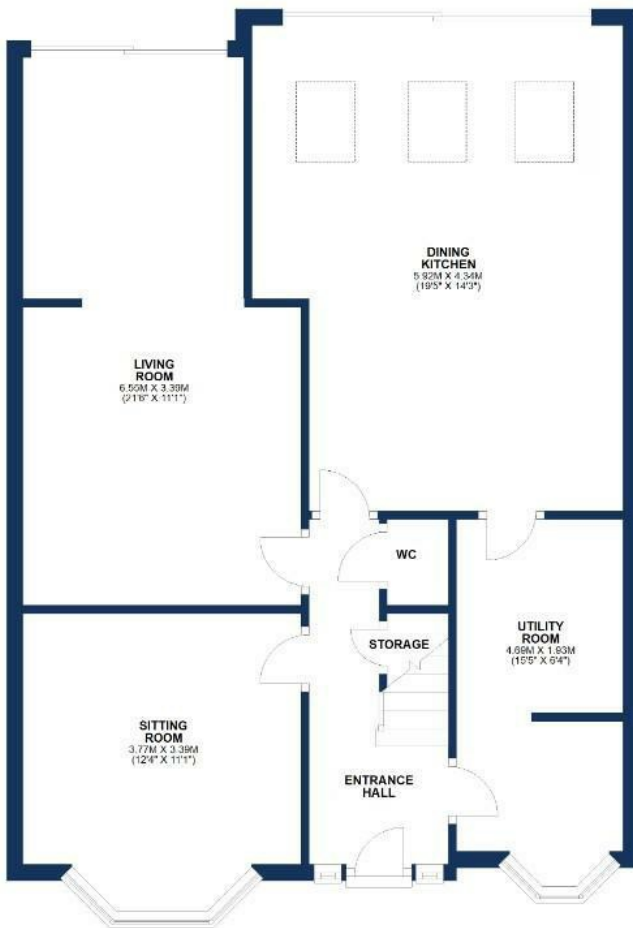
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 82.6 SQ. METRES (898.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 45.5 SQ. METRES (493.4 SQ. FEET)



TOTAL AREA: APPROX. 128.1 SQ. METRES (1379.0 SQ. FEET)  
Floorplan For Illustrative Purposes Only



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