



## 50 THE TRIANGLE | TIMPERLEY OFFERS IN THE REGION OF £575,000

**\*\*\*NO ONWARD CHAIN\*\*\*** Fully modernised and extended to an exceptional standard this is a superbly presented family home in an ideal location within walking distance of Timperley village centre. The accommodation briefly comprises entrance hall, front sitting room with, to the rear, a superb open plan living dining kitchen with a range of new integrated appliances and with bi-fold doors leading onto the rear gardens and with solid fuel burner to the living area. The ground floor accommodation is completed by the cloakroom/WC and separate utility room. To the first floor there is a master suite plus three further bedrooms and family bathroom/WC. Off road parking within the driveway whilst to the rear is a large patio seating area with delightful gardens beyond which enjoy a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.



POSTCODE: WA15 6DP

## DESCRIPTION

This traditional semi detached family home has been completely renovated and extended to create superbly proportioned accommodation presented to an exceptional standard.

The property is approached via a welcoming entrance hall which leads onto the front sitting room with bay window. To the rear of the property the extension provides the "heart of the home" by way of an open plan living dining kitchen with a full range of integrated appliances, central island and with bi-fold doors leading onto the gardens at the rear. The living area also benefits from a focal point of a cast iron solid fuel burner. The ground floor accommodation is completed by the cloakroom/WC and separate utility room and door to the side.

To the first floor the master suite benefits from an en-suite shower room/WC and there are three further bedrooms and family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and continues to the side. To the rear is a large patio seating area with delightful lawns beyond with mature hedge and fence borders. The rear gardens enjoy a high degree of privacy.

The location is ideal being within walking distance of Timperley village centre and the property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Radiator. Laminate wood flooring. Understairs storage cupboard. Glass balustrade staircase to first floor. Recessed low voltage lighting. Picture rail.

#### SITTING ROOM

**13'9 x 11'8 (4.19m x 3.56m)**

With PVCu double glazed bay window to the front. Radiator. Picture rail.

### OPEN PLAN LIVING DINING KITCHEN COMPRISING

#### LIVING AREA

**13'2 x 10'11 (4.01m x 3.33m)**

With a focal point of a solid fuel burner set upon a flagged hearth. Radiator. Opening to:

#### DINING KITCHEN

**22'1 x 13'4 (6.73m x 4.06m)**

Fitted with a comprehensive range of grey wall and base units with quartz work surfaces over incorporating a stainless steel sink unit plus central island with breakfast bar. Integrated oven/grill plus microwave and four ring induction hob. Integrated fridge freezer and dishwasher. Laminate wood flooring. Extractor fan. PVCu double glazed windows to the side and rear. PVCu double glazed bi folding doors provide access to the rear garden. Laminate wood flooring. Recessed low voltage lighting. Velux window to the rear. Two radiators.

#### UTILITY

**8'2 x 7'7 (2.49m x 2.31m)**

With fitted wall and base units with quartz work surface over incorporating stainless steel sink with drainer. Washing machine. Dryer. Extractor fan. Recessed low voltage lighting. Laminate wood flooring. PVCu double glazed door to the side.



## CLOAKROOM

With low level WC and vanity wash basin. Tiled splashback. Opaque PVCu double glazed window to the front. Laminate wood flooring. Extractor fan.

## FIRST FLOOR

### LANDING

Loft access hatch.

### BEDROOM 1

12'8 x 11'0 (3.86m x 3.35m'0.00m)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

### EN-SUITE

8'3 x 3'0 (2.51m x 0.91m)

With a modern white suite with chrome fittings comprising tiled shower cubicle. WC and vanity wash basin. Recessed low voltage lighting. Extractor fan. Tiled floor. Underfloor heating.

### BEDROOM 2

12'1 x 10'9 (3.68m x 3.28m)

PVCu double glazed window to the front. Radiator. Picture rail.

### BEDROOM 3

12'1 x 10'9 (3.68m x 3.28m)

PVCu double glazed window to the rear. Radiator. Picture rail.

### BEDROOM 4

7'6 x 7'2 (2.29m x 2.18m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

10'4 x 8'4 (3.15m x 2.54m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, tiled shower cubicle, vanity wash basin and WC. Radiator. Tiled splashback. Tiled floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and extends to the side. Towards the rear is a patio seating area with delightful lawned gardens beyond with mature hedge and fence borders and enjoying a high degree of privacy. There is also an external water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

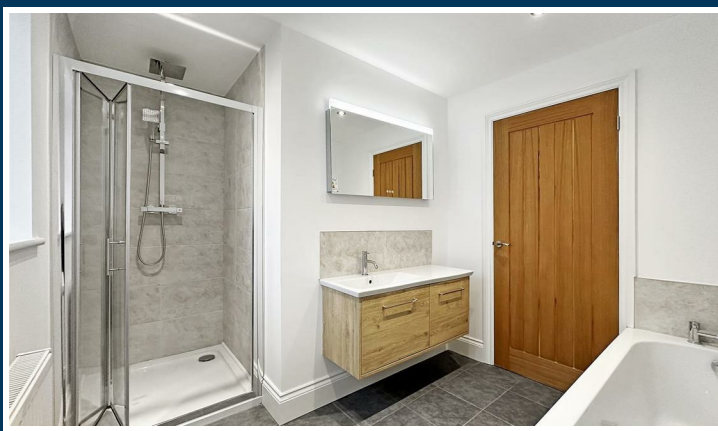
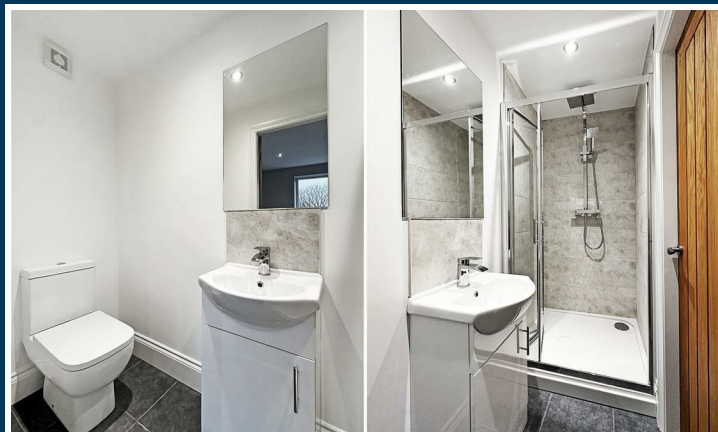
Band "C"

## TENURE

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

## NOTE

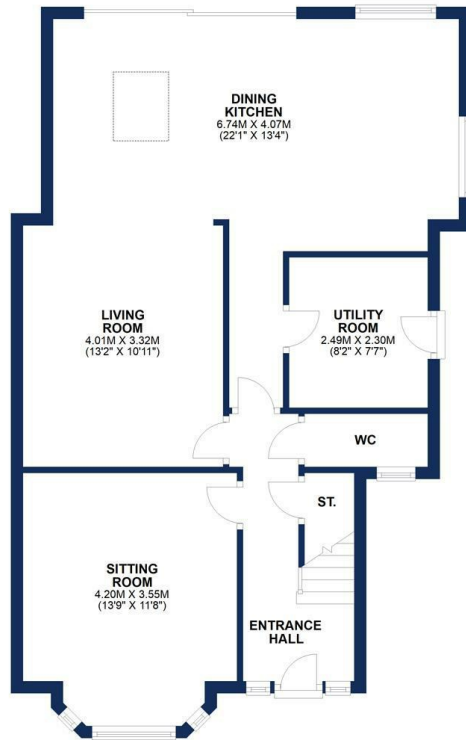
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 71.1 SQ. METRES (765.7 SQ. FEET)



### FIRST FLOOR

APPROX. 59.7 SQ. METRES (643.0 SQ. FEET)



TOTAL AREA: APPROX. 130.9 SQ. METRES (1408.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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