



201 WOODHOUSE LANE EAST | TIMPERLEY

£450,000

A well proportioned semi detached family home in an ideal location and with further scope to extend to the side subject to the relevant permissions being obtained. The accommodation briefly comprises large entrance hall, front sitting room opening onto a separate dining room towards the rear with adjacent fitted kitchen and rear conservatory leading onto the gardens, three bedrooms to the first floor serviced by the bathroom/WC plus loft storage space. Externally to the front of the property the driveway provides off road parking and access to the garage and there is also gated access to the rear. To the side and rear is a large decked terrace with adjacent lawned gardens and flagged patio seating area beyond to the side.

Viewing is highly recommended to appreciate the accommodation on offer and also the further potential.

POSTCODE: WA15 6AS

DESCRIPTION

This semi detached family home forms part of a popular residential location with local shops adjacent and being within the catchment area and walking distance of highly regarded primary and secondary schools. Timperley Metrolink station is a little further distant providing a commuter service into Manchester.

The accommodation is superbly proportioned throughout and beautifully presented and a large welcoming entrance hall provides access onto a large sitting room to the front with a focal point of a marble effect fireplace and opening on to a separate dining room towards the rear. From the dining room there is access onto the fitted kitchen with white high gloss units and the ground floor accommodation is completed by an impressive conservatory with double doors leading onto a decked terrace with lawned gardens and patio seating area beyond.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally there is off road parking within the flagged driveway to the front with adjacent lawned gardens and the drive provides access to the garage and with gated access towards the side. Immediately to the rear is a large decked terrace with adjacent lawned gardens and a patio seating area extends to the side.

The area to the side offers any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With PVCu double glazed front door. Radiator. Spindle balustrade staircase to first floor. Telephone point. Dado rail. Understairs storage cupboard with window to the side.

SITTING ROOM

15'8" x 11'3" (4.78m x 3.43m)

With lead effect PVCu double glazed window to the front with plantation shutters. Focal point of a marble effect fireplace. Dado rail. Ceiling cornice. Television aerial point. Radiator. Opening to:

DINING ROOM

10'1" x 9'4" (3.07m x 2.84m)

With ample space for dining suite. Dado rail. Ceiling cornice. Radiator. Opening to kitchen and conservatory.

KITCHEN

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

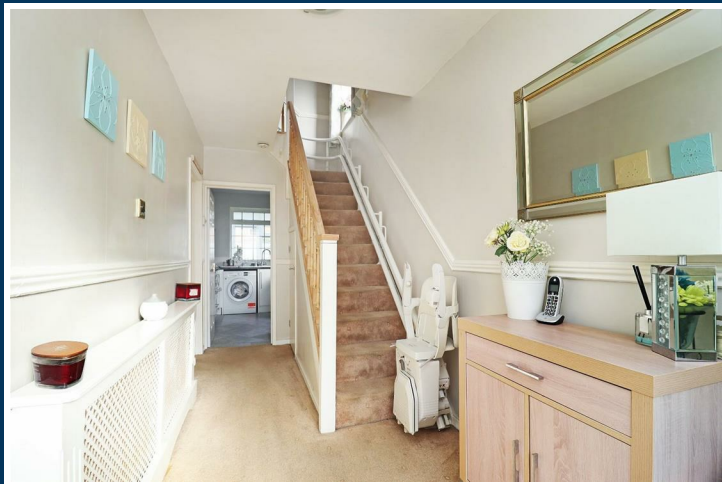
Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating a sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer and dishwasher. Plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear and door to the side.

CONSERVATORY

15'1" x 10'7" (4.60m x 3.23m)

With double PVCu double glazed doors providing access to a large decked terrace with adjacent lawns and patio beyond. Two electric radiators. Light and power. Laminate flooring.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side and pull down ladder providing access to loft storage space measuring 17'7" x 11'2" accessed via a pull down ladder with light and power and Velux window to the rear.

BEDROOM 1

15'5" x 11'4" (4.70m x 3.45m)

With lead effect PVCu double glazed window to the front with plantation shutters. Radiator. Laminate flooring. Fitted wardrobe. Dado rail.

BEDROOM 2

13'4" x 9'4" (4.06m x 2.84m)

With lead effect PVCu double glazed window to the rear. Laminate flooring. Radiator.

BEDROOM 3

9'10" x 6'0" (3.00m x 1.83m)

With PVCu double glazed window to the side. Radiator. Laminate flooring.

BATHROOM

9'2" x 8'0" (2.79m x 2.44m)

With a suite comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and benefits from adjacent lawned gardens and provides access to the garage and there is gated access to the side. Immediately to the rear is a large decked terrace with adjacent lawned gardens with further patio seating area beyond. The space at the side offers any prospective purchaser the opportunity to extend subject to relevant permissions being obtained.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

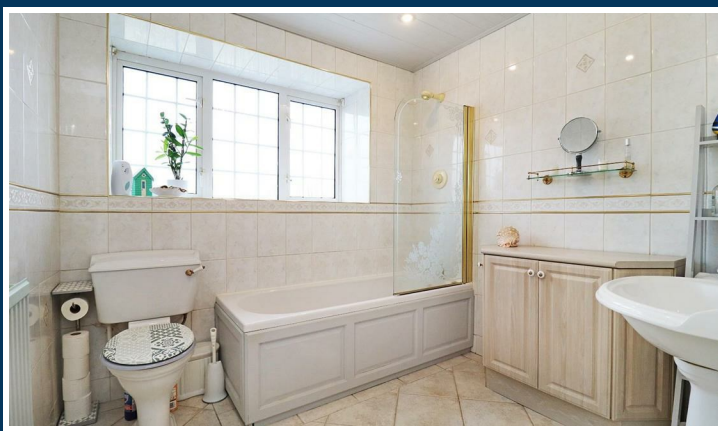
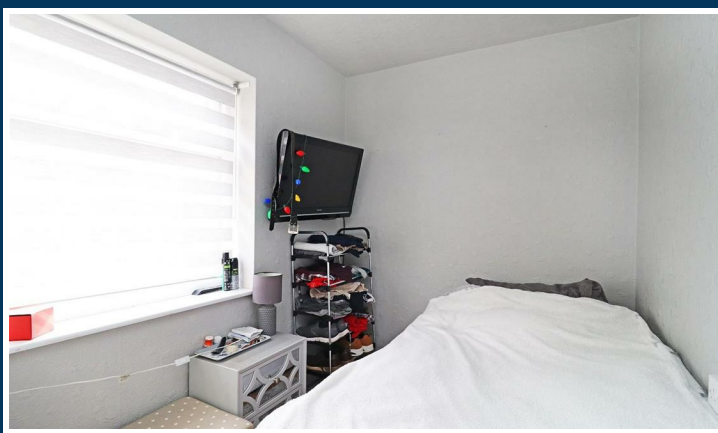
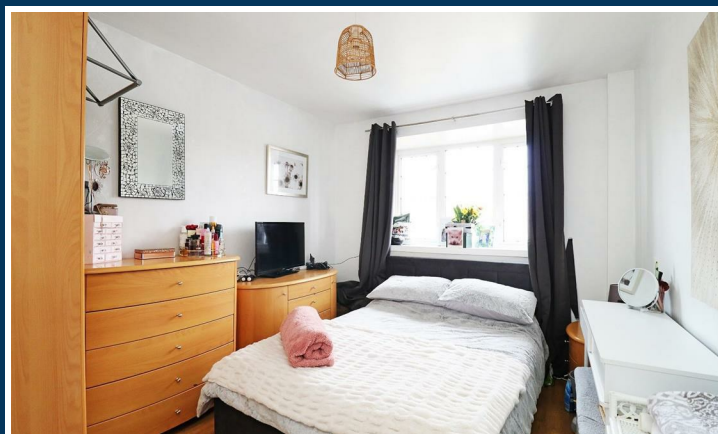
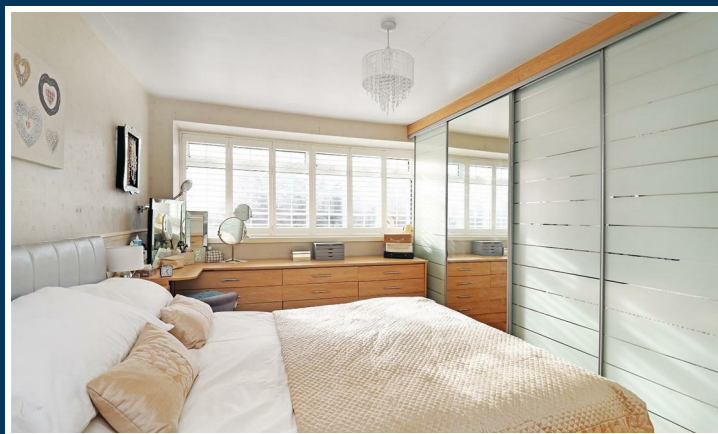
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TENURE

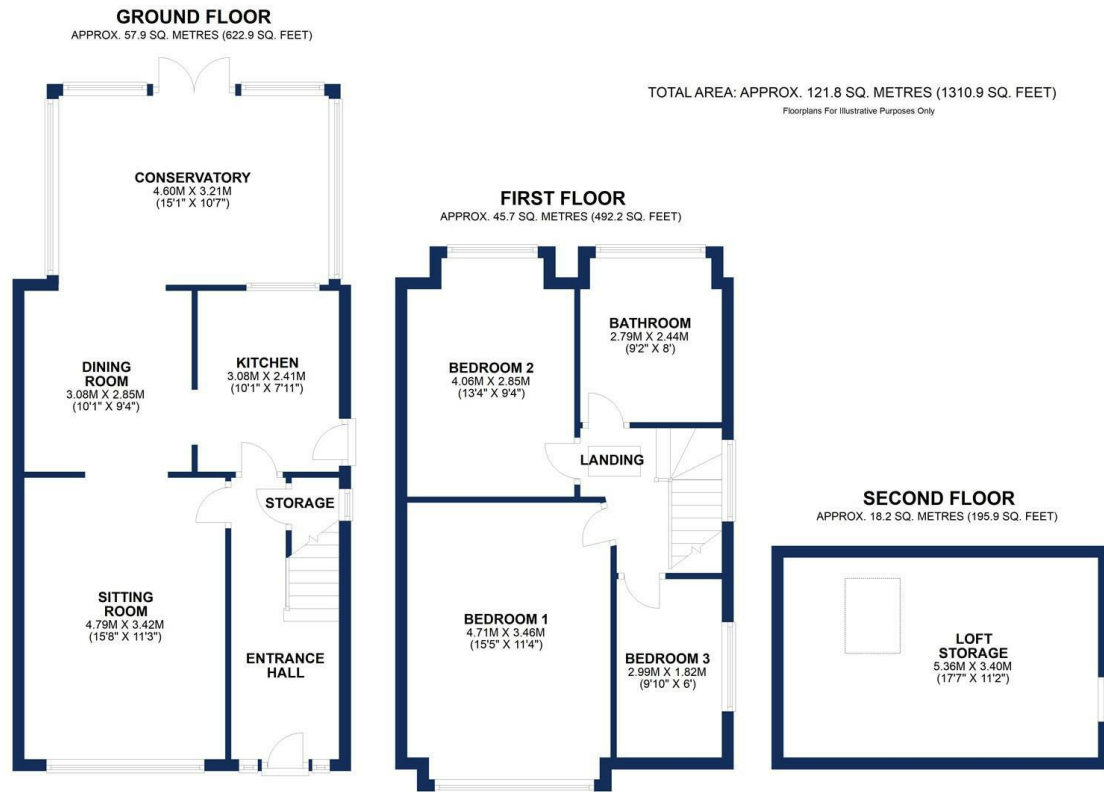
We are informed the property held on a Leasehold basis for the residue of XXX years and subject to a Ground Rent of £18.00 per annum. This should be verified by your Solicitor.

NOTE

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



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