



## 57 PARK ROAD | TIMPERLEY

£650,000

An extended and replanned traditional semi detached family house retaining much of the original character with exceptional landscaped grounds over 100' in length at the rear. The superbly presented accommodation briefly comprises enclosed porch, spacious entrance hall, sitting room with attractive fireplace, living room with feature fireplace and access to the stone paved terrace, dining kitchen with integrated appliances and French windows to the rear gardens, utility room, cloakroom/WC, two double bedrooms with fitted furniture, double bedroom with en suite shower room/WC, generous single bedroom and family bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Driveway providing off road parking for several vehicles. Ideal location less than a mile from Timperley village.

POSTCODE: WA15 6TG

## DESCRIPTION

This bay fronted semi detached family house is set well back from the carriageway beyond a long driveway and forms part of a highly favoured locality developed mainly with individual properties standing in mature tree lined grounds. The location is ideal being less than one mile distance from the village of Timperley, approximately 250 yards to the nearest Metrolink station and within the catchment area of highly regarded schools.

The landscaped rear gardens are certainly a feature and incorporate a substantial stone paved terrace which is ideal for entertaining during the summer months with access provided from both the living room and dining kitchen. There is a vast expanse of lawn flanked by carefully designed flowerbeds and screened by mature hedges in order to create a high degree of privacy.

The property has been constructed in a traditional style with attractive rendered elevations beneath a tiled roof and benefits from a sympathetically designed extension. The interior encompasses much of the character of the era including decorative moulded ceilings and panelled doors.

The accommodation includes a wide entrance hall with panelled staircase to the first floor and leads onto each of the reception rooms. Positioned to the front there is a spacious sitting room with stone fireplace surround and attractive frieze, whilst to the rear a generously proportioned living room with period style fireplace leads and glazed door to the rear gardens. The adjacent fitted kitchen has the added advantage of a separate pantry alongside Siemens integrated appliances and matching centre island with peninsula dining table. Importantly French windows open onto the stone paved terrace and lawn beyond. In addition, there is a useful utility room and ground floor cloakroom/WC.

At first floor level there are two superb double bedrooms with a comprehensive range of fitted furniture, an excellent double bedroom with en suite shower room/WC, a generous single bedroom and family bathroom/WC complete with corner bath and separate shower enclosure.

Furthermore, a wooden folding ladder provides access to the boarded loft space with velux window.

Gas fired central heating has been installed together with PVCu double glazing.

Externally there is a detached timber built workshop with light and power supplies and there is ample parking within the driveway.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed doors with fan light above. Tiled floor.

#### ENTRANCE HALL

12'2" x 7'3" (3.71m x 2.21m)

Stained glass/panelled hardwood front door. Panelled staircase to the first floor. Encapsulated leaded light window to the side. Under-stair storage cupboard. Slim storage cupboard. Coved cornice. Picture rail. Radiator.

#### SITTING ROOM

13'9" x 11'11" (4.19m x 3.63m)

Stone fireplace surround and open fire set upon a tiled hearth. PVCu double glazed bay window with stained glass top light to the front. Coved cornice. Decorative frieze and ceiling moulding. Picture rail. Radiator.

#### LIVING ROOM

13'6" x 11'11" (4.11m x 3.63m)

Period style fireplace surround with marble insert and hearth plus living flame/coal effect gas fire framed in brass. PVCu double glazed door to the rear. Two wall light points. Ceiling moulding and plate rack. Radiator.

#### DINING KITCHEN

16'1" x 11'4" (4.90m x 3.45m)

Fitted with matching wall and base units beneath wood effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching centre island with peninsula dining table. Integrated Siemens appliances include an electric fan oven/grill, microwave oven, four ring gas hob with chimney cooker hood above, fridge/freezer and dishwasher. Pantry with shelving. PVCu double glazed French windows to the rear. PVCu double glazed window to the rear. Tiled floor. Radiator.



## UTILITY ROOM

5'2" x 4'6" (1.57m x 1.37m)

With the continuation of the kitchen units and worksurfaces. Recess for an automatic washing machine and tumble dryer. PVCu double glazed window to the front. Tiled floor.

## CLOAKROOM/WC

White/chrome pedestal wash basin and low-level WC. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Tiled floor. Extractor fan.

## FIRST FLOOR

### LANDING

Panelled balustrade. Access to the fully boarded loft space. Light well.

### BEDROOM ONE

16'2" x 11'11" (4.93m x 3.63m)

Light wood effect fitted wardrobes containing double hanging rails, shelving and drawers, display unit, chest of drawers and bedside tables. PVCu double glazed bay window with stained glass top light to the front. Picture rail. Radiator.

### BEDROOM TWO

12'8" x 8'2" (3.86m x 2.49m)

PVCu double glazed window to the rear. Radiator.

### EN SUITE SHOWER ROOM/WC

7'6" x 5' (2.29m x 1.52m)

White/chrome pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Partially tiled walls. Wood effect flooring. Extractor fan. Chrome heated towel rail.

### BEDROOM THREE

11'11" x 11'4" (3.63m x 3.45m)

Beech effect fitted wardrobes containing hanging rails, shelving and drawers. Matching bedside table. PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM FOUR

9'5" x 7'5" (2.87m x 2.26m)

Built-in wardrobe with hanging rail and shelving plus cupboard above. PVCu double glazed window to the front. Picture rail. Radiator.

## BATHROOM/WC

8'5" x 7'9" (2.57m x 2.36m)

Fitted with a white/chrome suite comprising panelled corner bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the front. Partially tiled walls. Wood effect flooring. Chrome heated towel rail.

## OUTSIDE

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

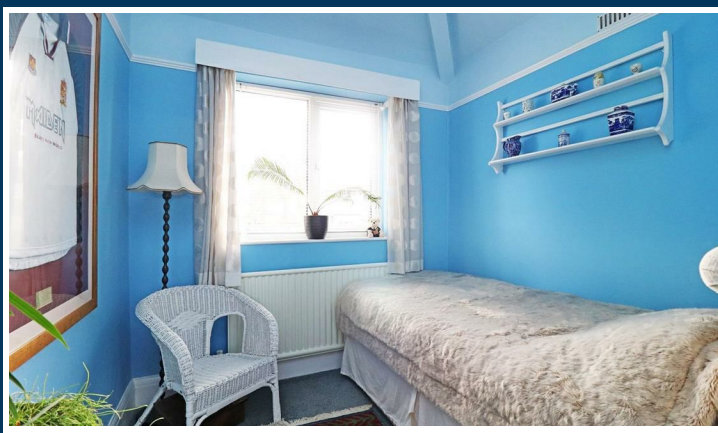
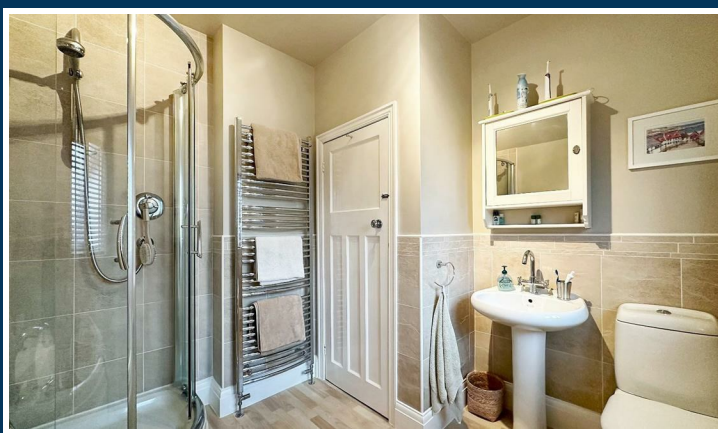
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band E

### NOTE

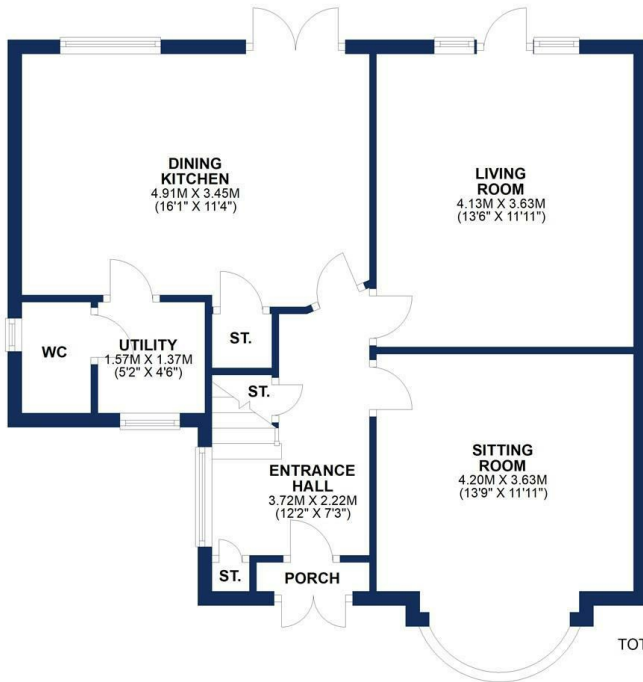
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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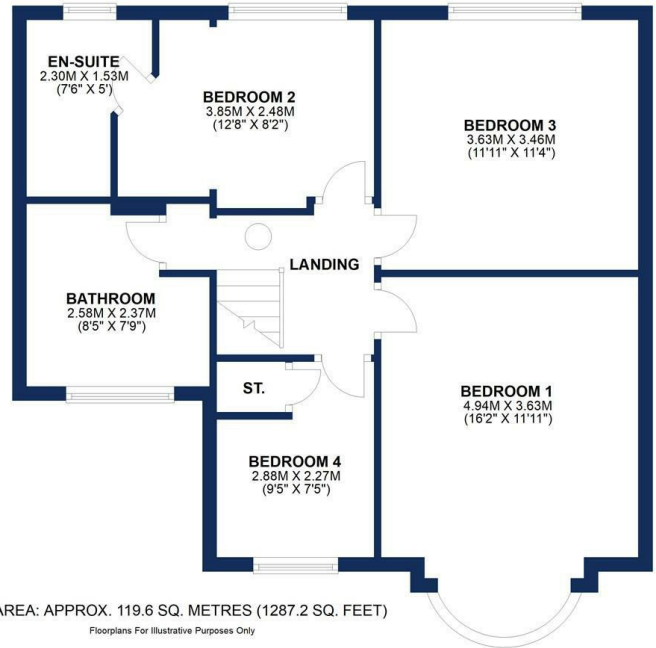
### GROUND FLOOR

APPROX. 59.8 SQ. METRES (643.2 SQ. FEET)



### FIRST FLOOR

APPROX. 59.8 SQ. METRES (643.9 SQ. FEET)



TOTAL AREA: APPROX. 119.6 SQ. METRES (1287.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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