



## I WOODLANDS LANE | TIMPERLEY

£499,995

A superb semi detached family home in a sought after location which has been extended and remodelled in recent years. The accommodation briefly comprises enclosed porch, entrance hall, dining room, impressive open plan living/dining kitchen with access to the rear gardens, cloakroom/WC, three bedrooms and contemporary bathroom/WC. The driveway provides off road parking and access to the carport to the side. To the rear are delightful lawned gardens. Viewing is highly recommended.



**POSTCODE: WA15 7QR**

## DESCRIPTION

Woodlands Lane is a quiet cul-de-sac in a sought after residential location ideally placed being within the catchment area of highly regarded primary and secondary schools and with Wellington Road on the doorstep. Altrincham town centre is within easy reach and the Metrolink station provides a commuter service into Manchester.

The area is well developed with houses of varying ages creating an attractive setting. This particular property has been extended and remodelled in recent years to create a well proportioned living space which is presented a high standard. The accommodation is approached via an enclosed porch leading on to the welcoming entrance hall. To the front of the property there is a separate dining room with Crittall style doors which leads on to an impressive open plan living/dining kitchen complete with central island and bifold doors to the rear gardens. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front the driveway provides off road parking and benefits from adjacent lawned gardens. There is gated access leading to the side carport. Immediately to the rear and accessed via the open plan space there is a patio with superb lawned gardens beyond.

A superb property in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

Composite front door. Opaque PVCu double glazed window to the side. Radiator. Stairs to first floor. Telephone point. Understairs storage cupboard. Cornice. Laminate wood flooring.

#### DINING ROOM

**13'1" x 11'6" (3.99m x 3.51m)**

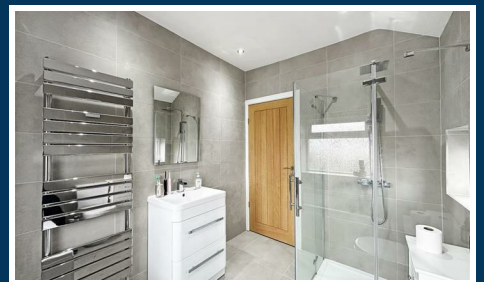
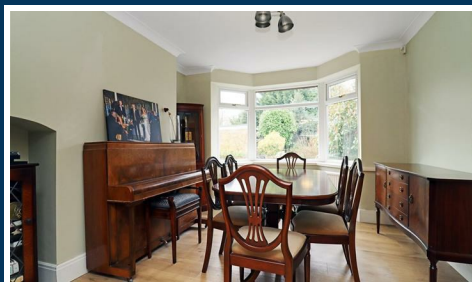
PVCu double glazed bay window to the front. Ceiling cornice. Laminate wood flooring. Crittall style doors leading to;

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING;

**21'0" x 18'10" (6.40m x 5.74m)**

#### LIVING AREA

With a focal point of a feature fireplace. Media wall with TV aerial point and adjacent shelving and storage. Recessed low voltage lighting. Laminate wood flooring. Also accessed via the entrance hall.



## DINING AREA

Recently fitted with a comprehensive range of wall and base units with work surfaces incorporating Blanco sink unit with drainer. Central island with breakfast bar and further storage. Integrated AEG oven/grill plus 4 ring Neff hob with extractor hood over. Integrated Zanussi washing machine and Bosch dishwasher. Bi-fold doors provide access to the gardens. PVCu double glazed window to the rear plus three Velux windows. Three radiators. PVCu double glazed door to the side. Recessed low voltage lighting.

## CLOAKROOM

With WC and vanity wash basin. Recessed low voltage lighting. Extractor fan. Laminate wood flooring.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Storage cupboard.

### BEDROOM ONE

12'9" x 11'6" (3.89m x 3.51m)

PVCu double glazed bay window to the front. Radiator.

### BEDROOM TWO

12'7" x 11'6" (3.84m x 3.51m)

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

### BEDROOM THREE

7'2" x 7'1" (2.18m x 2.16m)

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

## BATHROOM

8'9" x 7'0" (2.67m x 2.13m)

Fitted with a contemporary white suite comprising bath with mixer shower, tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Externally to the front the driveway provides off road parking and benefits from adjacent lawned gardens. There is gated access leading to the side carport. Immediately to the rear and accessed via the open plan space there is a patio with superb lawned gardens beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

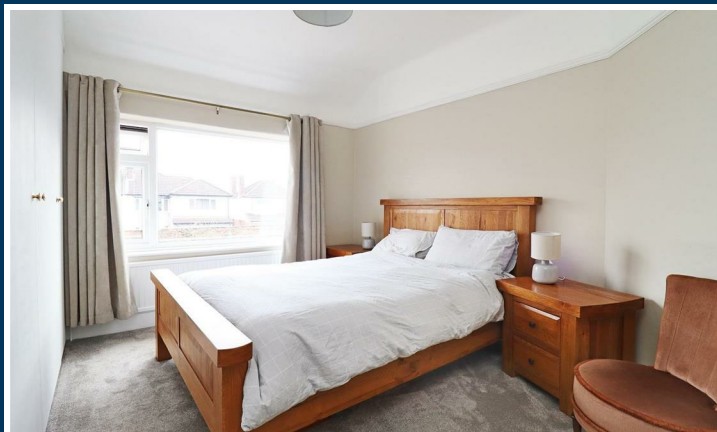
Trafford Borough Council Band 'D'

## TENURE

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

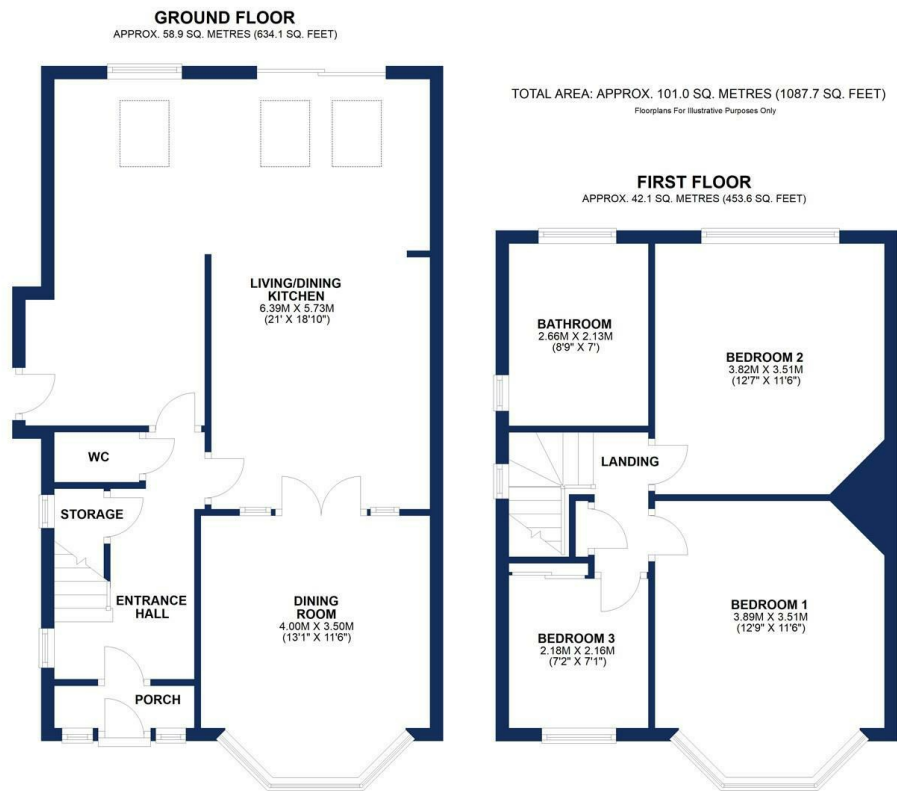
## NOTE

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



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