



19 SWAN ROAD | TIMPERLEY

OFFERS OVER £550,000

A superbly presented extended semi detached family home in an ideal cul de sac location. The accommodation briefly comprises enclosed porch, large welcoming entrance hall with cloaks area and rear entrance vestibule, front dining room plus extended sitting room to the rear with doors to the rear gardens, fitted dining kitchen also with access to the rear gardens, shower room/WC. To the first floor there are four superbly proportioned bedrooms serviced by the family bathroom/WC. Off road parking within the driveway to the front whilst to the rear is a patio seating area with extensive lawns beyond. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 6BX

DESCRIPTION

A superbly presented and extended semi detached family home in a sought after location where viewing is essential to appreciate the proportions of the accommodation on offer.

An enclosed porch leads onto a large welcoming entrance hall which has a separate cloaks cupboard and fitted storage within the understairs area. The entrance hall also opens onto a side entrance vestibule with access to the driveway and provides access to all ground floor rooms. Towards the front of the property is a living/dining room whilst to the rear the sitting room has been extended and has double doors leading onto the gardens. Also towards the rear of the property is a fitted kitchen with a comprehensive range of cream high gloss units and with double doors leading onto the rear gardens. The ground floor accommodation is completed by a useful shower room/WC.

To the first floor there are four excellent bedrooms serviced by the modern family bathroom/WC.

To the front of the property the driveway provides off road parking and there is gated access to the side and rear. Immediately to the rear is a patio seating area with extensive lawns beyond.

The property is ideally positioned being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station and local shops on Woodhouse Lane East.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

A superb reception area with PVCu double glazed front door. Separate cloaks area with PVCu double glazed window to the front and adjacent cupboard housing the combination gas central heating boiler. Fitted storage within the staircase. Spindle balustrade staircase to first floor. Laminate flooring. Two radiators. Continues toward the rear and side of the house providing an entrance vestibule with PVCu double glazed door to the side.

LIVING/DINING ROOM

12'4 x 11'3 (3.76m x 3.43m)

PVCu double glazed bay window to the front. Radiator. Picture rail. Television aerial point. Telephone point.

SITTING ROOM

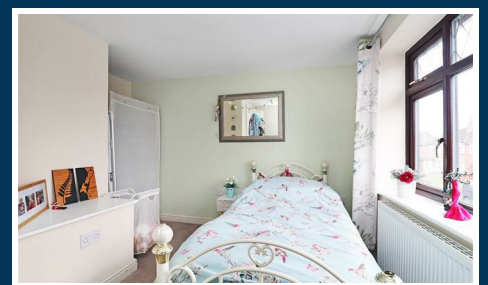
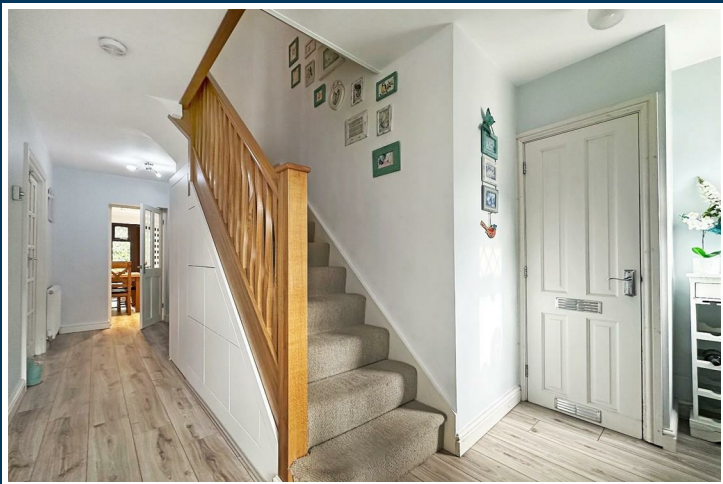
17'2 x 10'6 (5.23m x 3.20m)

A superbly proportioned sitting room accessed via double glass panelled doors from the entrance hall. PVCu double glazed double doors provide access to the rear gardens. Picture rail. Radiator. Television aerial point.

DINING KITCHEN

14'11 x 11'2 (4.55m x 3.40m)

Fitted with a comprehensive range of cream high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Integrated dishwasher. Plumbing for washing machine. Space for fridge freezer. Space for table and chairs. Laminate flooring. Recessed low voltage lighting. Radiator. Tiled splashback. PVCu double glazed double doors provide access to the rear patio with gardens beyond.



SHOWER ROOM

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, WC and wash hand basin. Recessed low voltage lighting. Extractor fan. Tiled floor. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

13'6 x 11'2 (4.11m x 3.40m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 2

12'4 x 10'6 (3.76m x 3.20m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

12'3 x 10'6 (3.73m x 3.20m)

PVCu double glazed bay window to the rear. Radiator. Loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 4

11'2 x 10'10 (3.40m x 3.30m)

A superb fourth bedroom with PVCu double glazed window to the front. Radiator.

BATHROOM

9'8 x 7'10 (2.95m x 2.39m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash hand basin. Opaque PVCu double glazed window to the side. Extractor fan. Tiled splashback and floor. Chrome heated towel rail. Recessed low voltage lighting.

OUTSIDE

To the front of the property the driveway provides off road parking and gated access to the side. Immediately to the rear is a patio seating area accessed via the kitchen and sitting room and with delightful extensive lawned gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

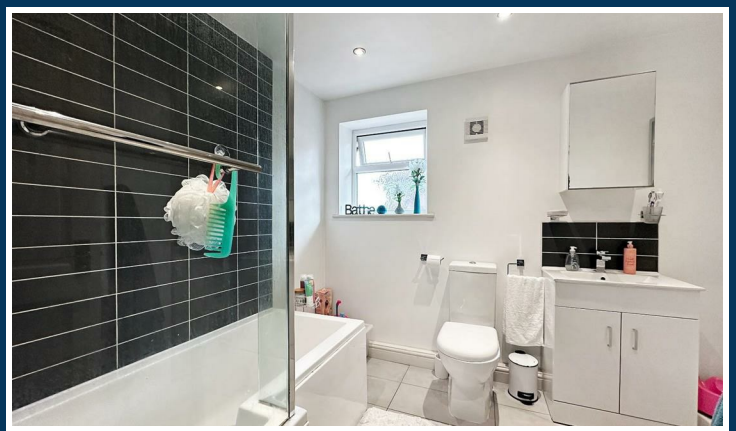
Band "C"

TENURE

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

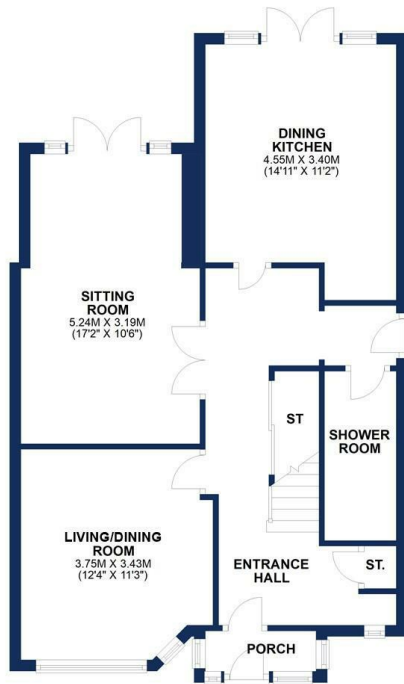
NOTE

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. 65.7 SQ. METRES (707.5 SQ. FEET)



FIRST FLOOR
APPROX. 59.2 SQ. METRES (636.8 SQ. FEET)



TOTAL AREA: APPROX. 124.9 SQ. METRES (1344.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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