



29 BALMORAL DRIVE | TIMPERLEY

£440,000

A superbly proportioned semi detached family home located within walking distance of Timperley Metrolink station and with Park Road Academy primary school on the doorstep. The accommodation briefly comprises enclosed porch, entrance hall, front dining room whilst to the rear the sitting room has double doors leading onto the rear gardens, fitted kitchen with a comprehensive range of white high gloss units, cloakroom/WC, three bedrooms and modern family bathroom/WC. To the front of the property the driveway provides off road parking whilst to the rear is a patio seating area with delightful lawned gardens beyond and also the detached garage. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA14 5AQ

DESCRIPTION

A traditional semi detached family home providing well proportioned living accommodation in an ideal location close to Newton Park, within walking distance of Timperley Metrolink station and with Park Road Academy primary school on the doorstep. There is also access to the Bridgewater canal towpath leading to Sale in one direction and Dunham Massey in the other. The property also lies within the catchment area of highly regarded secondary schools and within easy reach of the surrounding network of motorways. The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall which provides access onto the front dining room. To the rear is a separate sitting room complete with PVCu double glazed double doors leading to the attractive gardens at the rear. The ground floor accommodation is completed by a fitted breakfast kitchen with a comprehensive range of white high gloss units and with an adjacent cloakroom/WC. To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

To the front of the property the drive provides off road parking and benefits from an adjacent lawned garden. To the rear is a patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home in an ideal location and an appointment to view is highly recommended.

ACCOMMDATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door. Tiled floor.

ENTRANCE HALL

Glass panelled front door with matching opaque side screen. Opaque PVCu double glazed window to the side. Laminate flooring. Television aerial point. Staircase to first floor. Ceiling cornice.

DINING ROOM

14'10" x 11'6" (4.52m x 3.51m)

PVCu double glazed bay window to the front. Radiator. Ceiling cornice.

SITTING ROOM

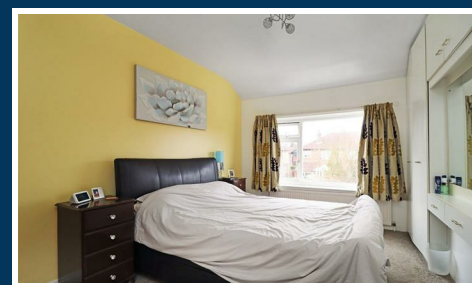
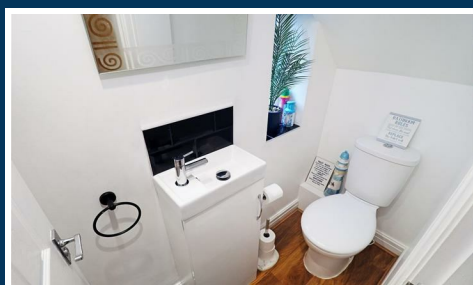
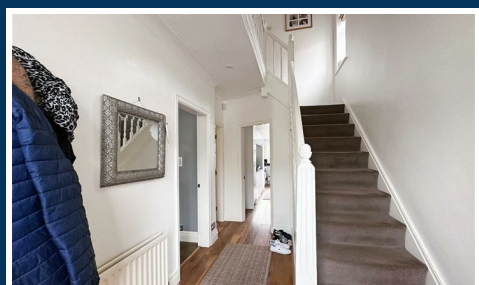
13'10" x 11'0" (4.22m x 3.35m)

PVCu double glazed double doors to the rear garden. Focal point of a living flame gas fire with stone effect surround and hearth. Ceiling cornice. Radiator. Television aerial point.

KITCHEN

22'3" x 8'0" (6.78m x 2.44m)

Fitted with a comprehensive range of white high gloss units with contrasting quartz work surfaces incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring electric hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Integrated dishwasher. Tiled splashback. Laminate flooring. PVCu double glazed windows to the side and rear. Door provides access to the side. Recessed low voltage lighting. Radiator. Cupboard housing wall mounted combination gas central heating boiler.



CLAOKROOM

With WC and vanity wash hand basin. Opaque PVCu double glazed window to the side. Laminate flooring. Recessed low voltage lighting.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

13'10"2 x 11'7" (3.96m x 3.53m)

PVCu double glazed window to the rear. Fitted wardrobes with overhead cupboards. Radiator. Loft access hatch.

BEDROOM 2

14'8" x 11'7" (4.47m x 3.53m)

PVCu double glazed bay window to the front. Radiator. Fitted wardrobes.

BEDROOM 3

8'8" x 7'1" (2.64m x 2.16m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes.

BATHROOM

8'8" x 7'1" (2.64m x 2.16m)

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

OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent lawned garden. Immediately to the rear is a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also a detached garage.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

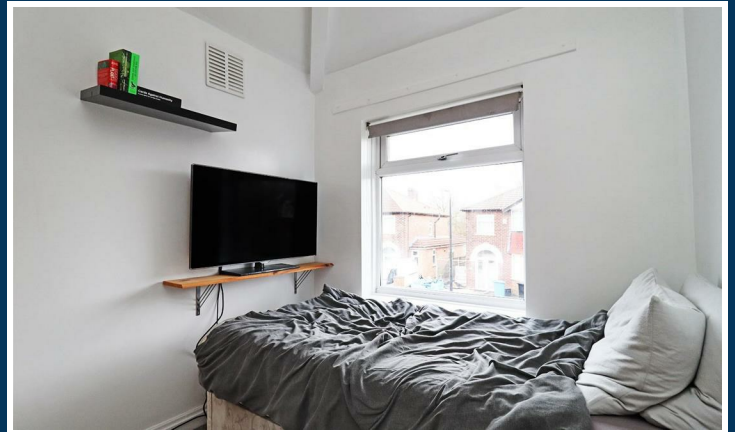
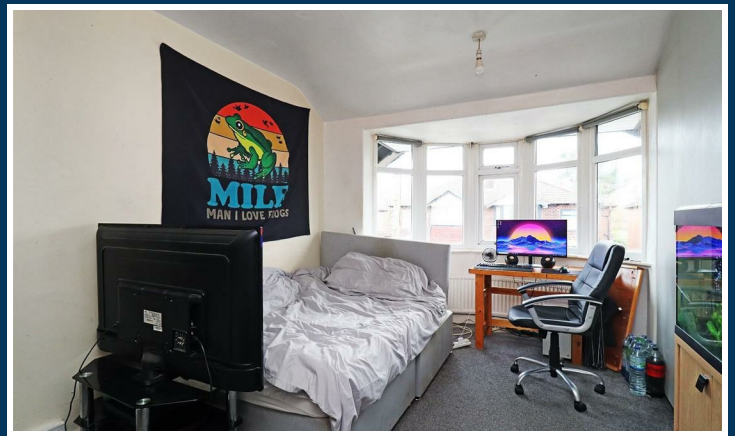
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TENURE

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. 55.2 SQ. METRES (594.1 SQ. FEET)



TOTAL AREA: APPROX. 103.1 SQ. METRES (1110.3 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 48.0 SQ. METRES (516.2 SQ. FEET)



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