



## 11 GREEN WALK | TIMPERLEY

OFFERS OVER £750,000

An immaculate semi detached family home in a sought after location with delightful rear gardens enjoying a high degree of privacy and a westerly aspect to enjoy the sun all day. The accommodation briefly comprises entrance hall, excellent front sitting room, impressive open plan living dining kitchen to the rear with bi-fold doors to the gardens and also leading onto a rear entrance vestibule with access to the integral garage and the utility/cloakroom. To the first floor the master bedroom benefits from an en suite shower room/WC and there are 3 further well proportioned bedrooms served by the family bathroom/WC. Externally to the front the block paved drive provides off road parking and access to the garage and has adjacent lawned gardens. Immediately to the rear is a large patio seating area superb lawned gardens beyond. A superb family home in a sought after location and viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6JN

## DESCRIPTION

This traditional semi detached family home has been extended to create superbly proportioned and presented accommodation throughout.

Upon entering the property the entrance hall provides a feeling of space and access onto the front living room with a focal point of a solid fuel burner with stone hearth and surround. To the rear of the property there is an open plan living dining kitchen fitted with a comprehensive range of units and with ample space for living and dining suites and with bi folding doors leading onto a rear patio with extensive lawned gardens beyond. Off the kitchen there is also a rear entrance vestibule providing access again to the rear gardens and also to the integral garage and the ground floor accommodation is completed by the utility/cloakroom.

To the first floor the master bedroom benefits from an en suite shower room/WC and there are three further excellent bedrooms plus family bathroom/WC. To the front of the property the driveway provides off road parking and access to the garage and there are adjacent lawned gardens with well stocked flowerbeds. Immediately to the rear and accessed via the living area and rear entrance vestibule is a large patio with delightful lawned gardens beyond which benefit from a westerly aspect to enjoy the afternoon and evening sun and also a high degree of privacy with the allotments beyond.

The property lies within a sought after location and within the catchment area of highly regarded primary and secondary schools. The property is also well placed being within easy reach of Altrincham town centre and the village of Timperley and with Navigation Road and Timperley Metrolink stations close by.

An appointment to view is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Leaded and stained effect glass panelled front door. Picture rail. Spindle balustrade staircase to first floor. Radiator. Karndean flooring.

#### SITTING ROOM

**13'11" into the bay x 13'9" (4.24 into the bay x 4.19)**

With a focal point of a cast iron solid fuel burner with stone surround and hearth. PVCu double glazed bay window to the front. Ceiling cornice. Television aerial point. Radiator.

#### OPEN PLAN LIVING DINING KITCHEN

**23.4" x 21'0" (7.13 x 6.40)**

Fitted with a comprehensive range of wall and base units with quartz work surfaces over incorporating a 1 1/2 bowl sink unit plus mixer tap with pull-out nozzle. Integrated Neff oven/grill plus combination microwave oven and warming drawer. There is a central island which incorporates a Neff 5 ring gas hob plus breakfast bar and further storage. Integrated Bosch fridge/freezer and Neff dishwasher. Recessed low voltage lighting. Access to understairs storage cupboard. PVCu double glazed window to the rear. Velux window to the rear. Extractor fan. Ample space for living and dining suites. Bi fold doors from the living area provide access to the rear gardens. Karndean flooring throughout.

#### REAR ENTRANCE VESTIBULE

With access to the integral garage. PVCu double glazed door to the rear. Radiator.

#### UTILITY/CLOAKROOM

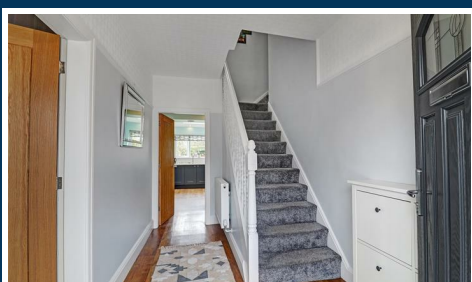
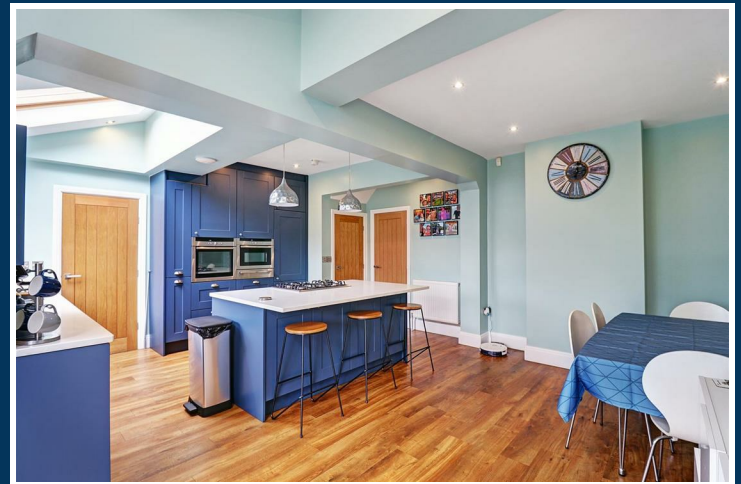
**5'11" x 5'10" (1.80 x 1.78)**

With wall and base units plus work surfaces over incorporating enamel sink unit with drainer. Plumbing for washing machine. WC. Radiator. PVCu double glazed window to the rear. Extractor fan.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull down ladder to boarded loft. Light and power. Picture rail.



## BEDROOM 1

16'4" x 9'11" (4.98 x 3.02)

With PVCu double glazed window to the rear. Radiator. Fitted wardrobes with overhead cupboards and dressing table. Furtjer storage cupboard. Television aerial point. Picture rail.

## EN SUITE

9'11" x 5'8" (3.02 x 1.73)

With a suite comprising large tiled shower enclosure, WC and wash hand basin. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Extractor fan.

## BEDROOM 2

13'11" x 11'10" (4.24 x 3.61)

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

## BEDROOM 3

11'10" x 9'2" (3.61 x 2.79)

PVCu double glazed window overlooking the rear gardens with allotments beyond. Radiator. Picture rail.

## BEDROOM 4

8'5" x 7'11" (2.57 x 2.41)

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

## BATHROOM

8'5" x 5'9" (2.57 x 1.75)

Fitted with a contemporary suite comprising panelled bath with mains shower over, vanity wash basin and WC. Heated towel rail/radiator. Opaque PVCu double glazed window to the rear. Tiled walls. Extractor fan.

## OUTSIDE

### INTEGRAL GARAGE

20'2" x 9'11" (6.15 x 3.02)

Remote up and over door. Light and power. Wall mounted combination gas central heating boiler with increased power for multiple/simultaneous shower use. Radiator.

To the front of the property the block paved drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds and provides access to the garage.

To the rear and accessed via the rear entrance vestibule and living area is a large patio seating area with superb lawned gardens beyond again with well stocked flowerbeds and with decked seating area beyond with Pergola. There is also a brick built BBQ with adjacent pizza oven. The gardens benefit from a westerly aspect to enjoy the afternoon and evening sun and also enjoy a high degree of privacy with allotments beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

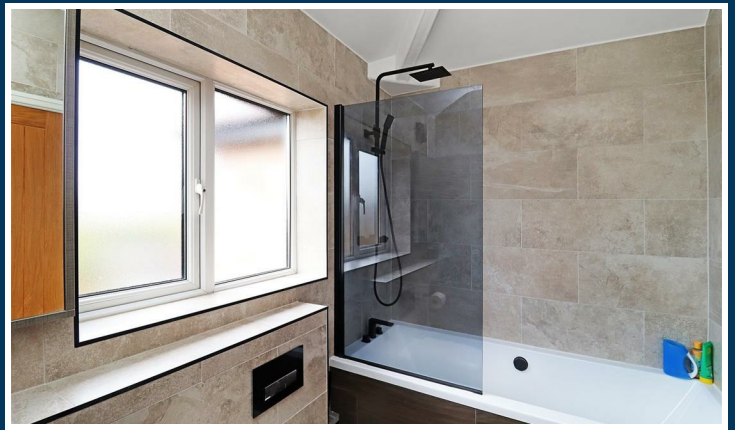
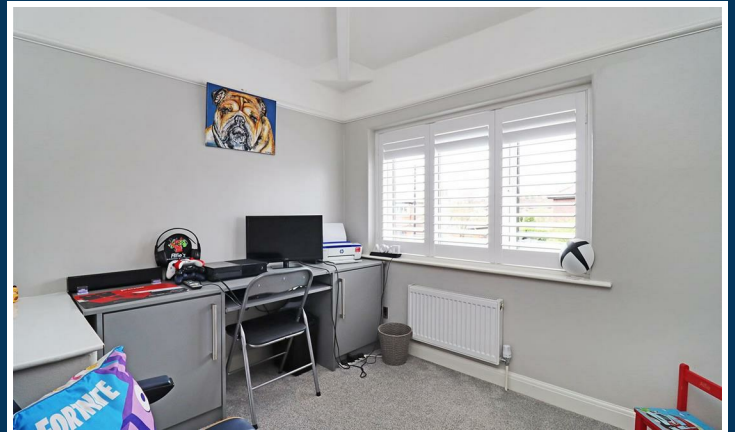
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## TENURE

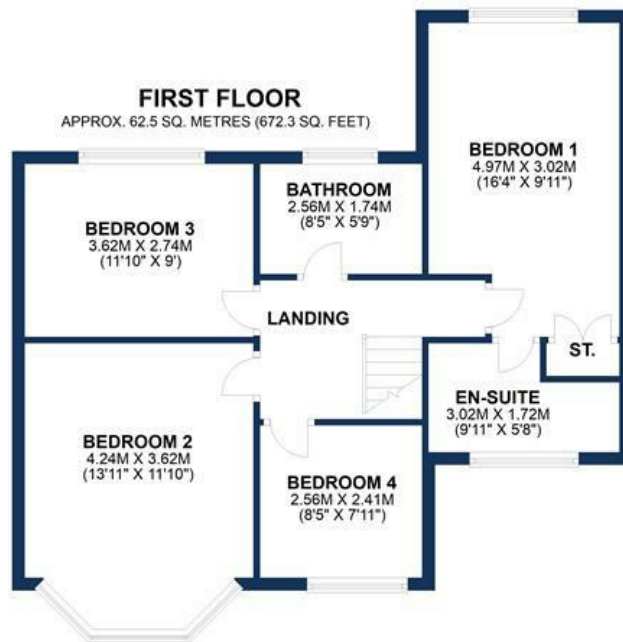
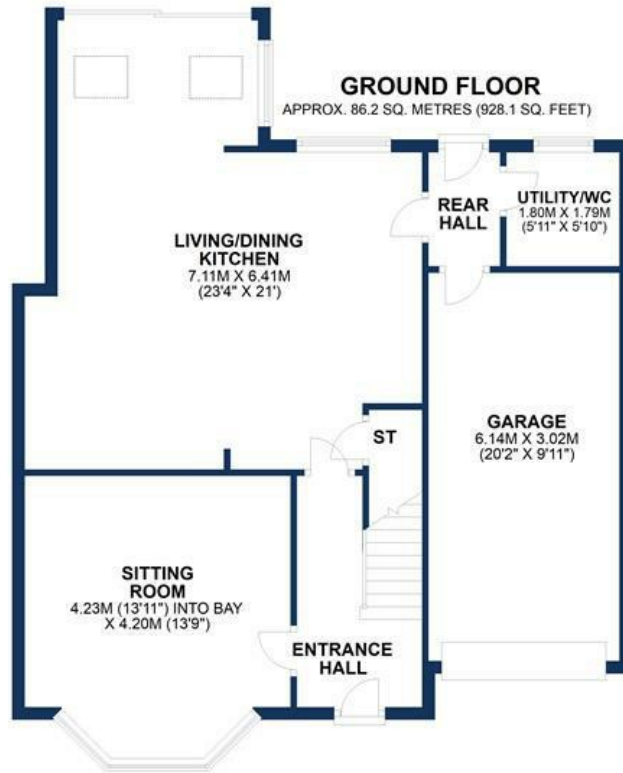
We are informed the property is held on a leasehold basis for the residue of a 999 year term and subject to a ground rent of approximately £5.00 pa.

## NOTE

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



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TOTAL AREA: APPROX. 148.7 SQ. METRES (1600.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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