



197 KENTMERE ROAD | TIMPERLEY

OFFERS OVER £700,000

NO ONWARD CHAIN An exceptional double fronted detached family home in an ideal location within walking distance of Timperley village centre. The accommodation briefly comprises large welcoming entrance hall, impressive sitting room with doors leading to the rear gardens, dining room/study to the front and fitted breakfast kitchen to the rear complete with central island and access to the gardens. The accommodation to the ground floor is completed by the cloakroom/WC. To the first floor to one side the master bedroom benefits from an en-suite bathroom/WC and dressing area whilst to the other is a guest bedroom with en-suite shower room/WC and there is a well proportioned single bedroom also. To the second floor there are two further well proportioned double bedrooms serviced by a separate shower room/WC. Ample off road parking within the driveway which also leads to the double garage to the rear which can also be accessed via the rear gardens. To the front of the property there is a gated footpath flanked by lawned gardens. To the rear is a large patio seating area with delightful gardens beyond which enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7NT

DESCRIPTION

Kentmere Road forms part of the Kentmere Place development constructed by Messers Bryant Homes and completed in 2005/2006. The location is ideally placed for the shops in Timperley village with the more comprehensive shopping centre of Altrincham just over 2 miles away. The area also has excellent communication links being within easy reach of the M60 and M56 and Metrolink service into Manchester. The property also lies within the catchment area of highly regarded primary, secondary and grammar schools.

The accommodation is superbly presented throughout and a welcoming entrance hall provides access to all ground floor rooms including a large sitting room to one side with doors to the rear gardens whilst to the other side is a separate dining room/study. Towards the rear of the property is an impressive dining kitchen complete with central island and a range of integrated appliances and again with access to the rear garden. The ground floor accommodation is completed by a cloakroom/WC. To the first floor there is a master bedroom with en-suite bathroom/WC and dressing area and there is a further guest double bedroom with en-suite shower room/WC and fitted wardrobes. The accommodation to the first floor is completed by a well proportioned single bedroom. To the second floor there are two further double bedrooms both with fitted wardrobes and serviced by an adjacent shower room/WC.

Externally to the front of the property there is gated pedestrian access flanked by lawned gardens. The driveway to the rear provides ample off road parking and access to the double garage. The gardens to the rear incorporate a patio seating area with delightful lawned gardens beyond and there is also access to the garage from the rear gardens.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor. Understairs storage cupboard. Ceiling cornice.

CLOAKROOM

With a white suite with chrome fittings comprising WC and pedestal wash hand basin. Radiator. Half tiled walls. Extractor fan.

DINING ROOM/STUDY

10'11" x 10'8" (3.33m x 3.25m)

With PVCu double glazed window to the front. Natural wood flooring. Radiator. Ceiling cornice.

SITTING ROOM

19'4" x 11'4" (5.89m x 3.45m)

With a focal point of a living flame gas fire with stone surround and hearth. PVCu double glazed window to the front and PVCu double glazed doors provide access to the rear garden. Ceiling cornice. Two radiators. Television aerial point. Telephone point.

BREAKFAST KITCHEN

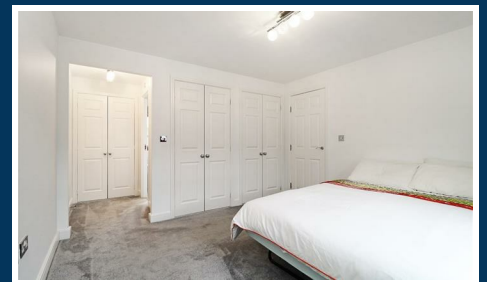
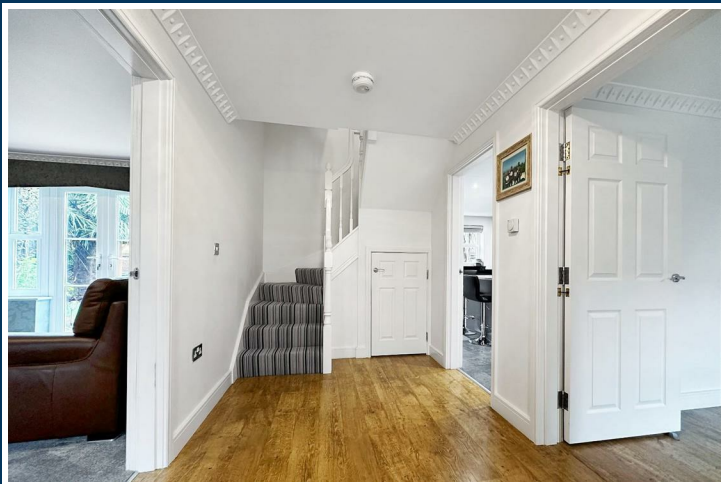
17'2" x 16'1" (5.23m x 4.90m)

Fitted with a comprehensive range of white and grey high gloss wall and base units with quartz work surface over incorporating 1 1/2 bowl stainless steel sink unit. Integrated double oven/grill and microwave. Four ring electric hob with extractor hood over. Integrated washing machine and dryer. Space for American style fridge freezer. Integrated dishwasher. Two PVCu double glazed windows overlooking the rear gardens and PVCu double glazed doors provide access to the rear patio with gardens beyond. Tiled floor. Ample space for table and chairs. Central island with breakfast bar and integrated wine fridge. Recessed low voltage lighting. Two radiators.

FIRST FLOOR

LANDING

Spindle balustrade staircase to second floor. Radiator.



BEDROOM 1

11'6" x 11'4" (3.51m x 3.45m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes and further fitted wardrobes in the dressing area. Television aerial point. Telephone point.

EN-SUITE

7'5" x 5'7" (2.26m x 1.70m)

Fitted with a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Half tiled walls. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

BEDROOM 2

12'2" x 10'8" (3.71m x 3.25m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator. Television aerial point.

EN-SUITE

10'8" x 6'11" (3.25m x 2.11m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Half tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

BEDROOM 5

8'0" x 6'10" (2.44m x 2.08m)

PVCu double glazed window to the front. Radiator.

SECOND FLOOR

LANDING

Velux window to the rear. Cupboard housing hot water system.

BEDROOM 3

14'6" x 11'4" (4.42m x 3.45m)

PVCu double glazed windows to the front and side. Two radiators. Fitted wardrobes.

BEDROOM 4

14'6" x 10'8" (4.42m x 3.25m)

PVCu double glazed windows to the front and side. Two radiators. Fitted wardrobe.

SHOWER ROOM

8'6" x 6'10" (2.59m x 2.08m)

With a suite comprising tiled shower enclosure, vanity wash basin and WC. Half tiled walls. Velux window to the front. Recessed low voltage lighting. Extractor fan. Loft access hatch. Chrome heated towel rail.

OUTSIDE

To the front of the property there is pedestrian access flanked by lawned gardens with well stocked flowerbeds. Immediately to the rear is a patio seating area accessed via the sitting room and the breakfast kitchen with delightful lawned gardens beyond and also providing access to the garage. To the rear the driveway provides off road parking and access to the double garage with remote up and over door and light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

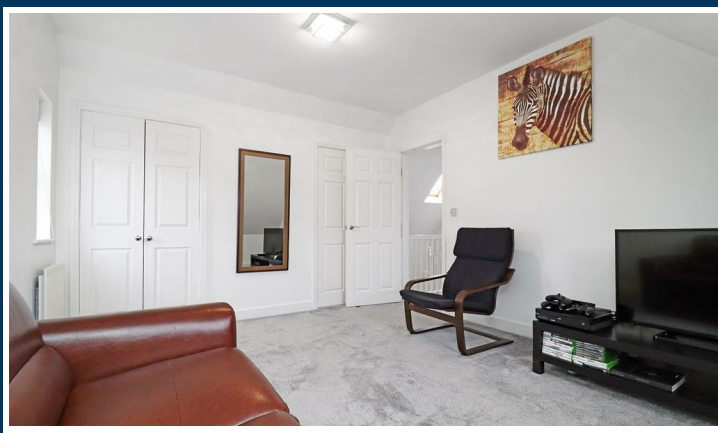
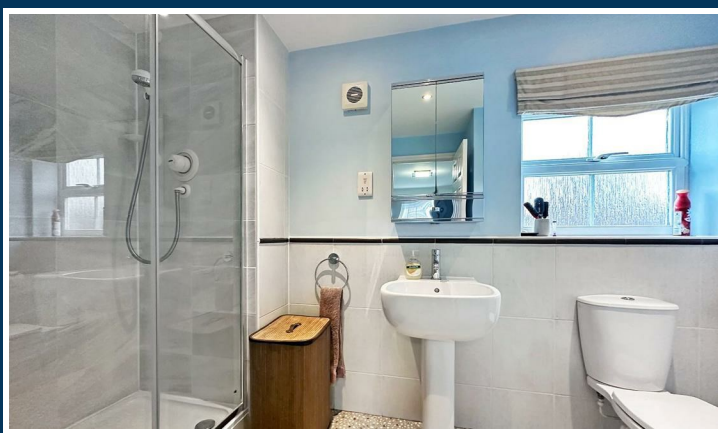
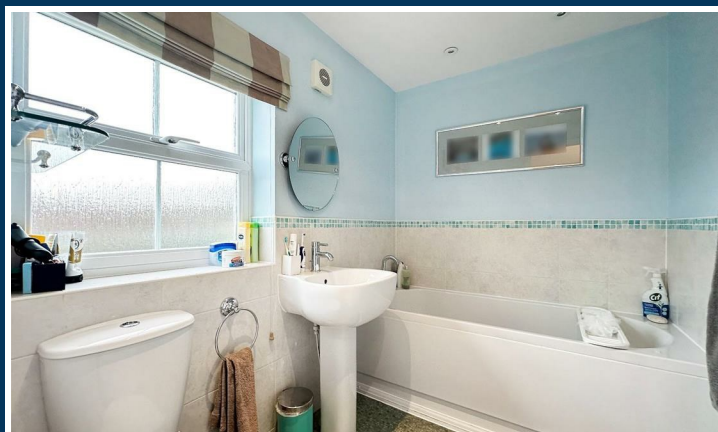
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TENURE

We are informed the property is held on a Leasehold basis for the residue of 250 years from 28/06/2006 and subject to a Ground Rent of £250.00 per annum. This should be verified by your Solicitor.

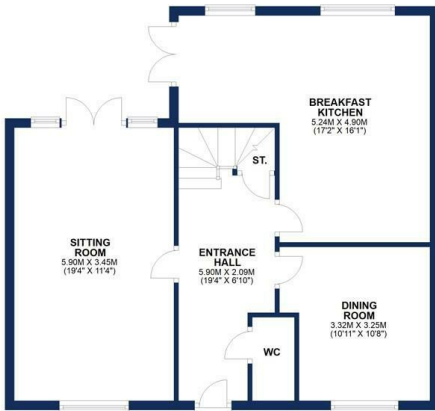
NOTE

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. 66.2 SQ. METRES (712.8 SQ. FEET)

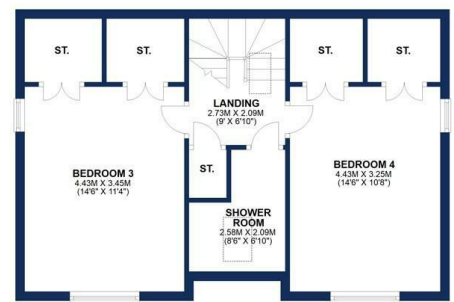


TOTAL AREA: APPROX. 171.3 SQ. METRES (1844.2 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 53.0 SQ. METRES (571.0 SQ. FEET)



SECOND FLOOR
APPROX. 52.1 SQ. METRES (560.3 SQ. FEET)



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