



10 WHITLEY PLACE | TIMPERLEY

OFFERS OVER £375,000

NO ONWARD CHAIN A superbly proportioned semi detached family home occupying an enviable corner plot with extensive gardens that need to be seen to be appreciated. The accommodation briefly comprises entrance hall, open plan L shaped sitting/dining room, fitted kitchen with access to a rear courtyard which in turn leads to a separate brick built utility and there is gated access to the garden. Off the hallway there is also access to a large store room currently housing the boiler and with potential for a cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Externally there is off road parking for two cars to the front and there is gated access to the side where there are extensive lawned gardens enjoying a high degree of privacy and with gated access to the rear courtyard. An excellent family home and viewing is highly recommended.

POSTCODE: WA15 6XG

DESCRIPTION

Whitley Place forms part of an ideal location being a short distance from Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

This superbly proportioned semi detached family home occupies an enviable corner plot with extensive gardens. The accommodation is approached via the large entrance hall with under stairs storage area and separate store room housing the boiler. Off the hallway there is a large L shaped open plan sitting/dining room and there is a separate fitted kitchen. The kitchen provides access onto a rear courtyard which houses a detached brick built store/utility room. To the first floor there are three excellent bedrooms and the accommodation is completed by the family bathroom/WC.

To the front of the property the drive provides off road parking and there is gated access to the gardens to the side. The gardens are laid mainly to lawn and are superbly proportioned and enjoy a high degree of privacy. There is then gated access to the rear courtyard.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'11" x 6'2" (4.24m x 1.88m)

With hardwood glass panelled front door. Radiator. Under stairs storage cupboard. Laminate flooring. Ceiling cornice. Radiator. PVCu double glazed window to the front. Access to storage cupboard with plumbing for washing machine and housing the Worcester combination gas central heating boiler. This could be converted to a cloakroom/WC.

SITTING/DINING ROOM

16'7" x 16'3" (5.05m x 4.95m)

With PVCu double glazed windows to the front and side. Two radiators. Ample space for living and dining suite. Laminate flooring.

KITCHEN

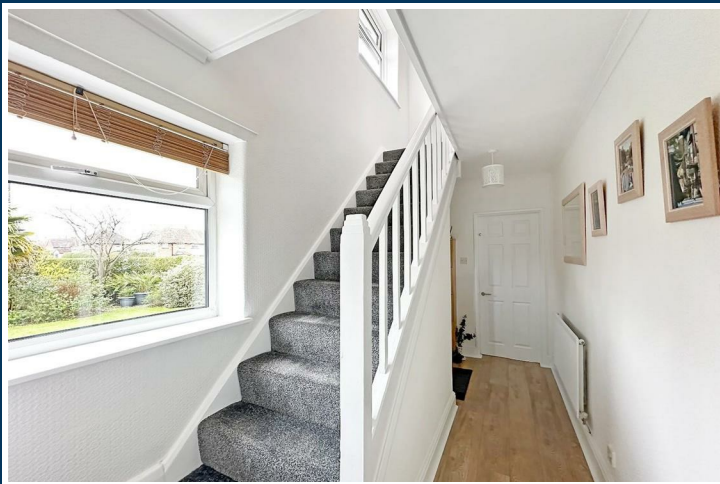
9'9" x 9'1" (2.97m x 2.77m)

Fitted with a range of white wall and base units with natural wood work surfaces over incorporating a stainless steel sink unit with drainer. Space for range oven with stainless steel splashback, fridge freezer and dishwasher. Recessed low voltage lighting. Tiled splashback. PVCu double glazed door and window to the side.

UTILITY ROOM

9'2" x 6'6" (2.79m x 1.98m)

An external detached brick built utility room with fitted storage units. Space for dryer.



FIRST FLOOR

LANDING

11'5" x 6'2" (3.48m x 1.88m)

PVCu double glazed window to the front. Loft access.

BEDROOM 1

13'11" x 9'9" (4.24m x 2.97m)

PVCu double glazed window to the side. Fitted storage. Picture rail.

BEDROOM 2

14' x 9'9" (4.27m x 2.97m)

PVCu double glazed window to the side. Laminate flooring. Radiator. Ceiling cornice.

BEDROOM 3

10'2" x 7'1" (3.10m x 2.16m)

PVCu window to the side. Laminate flooring. Radiator.

BATHROOM

6'2" x 5'10" (1.88m x 1.78m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and pedestal wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls.

OUTSIDE

Externally the driveway provides off road parking. There is gated access to the garden. The gardens are superbly proportioned and laid mainly to lawn and enjoy a high degree of privacy and a southerly aspect to enjoy the sun all day. From the gardens there is gated access towards the rear courtyard which houses the utility room and can also be accessed via the kitchen.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

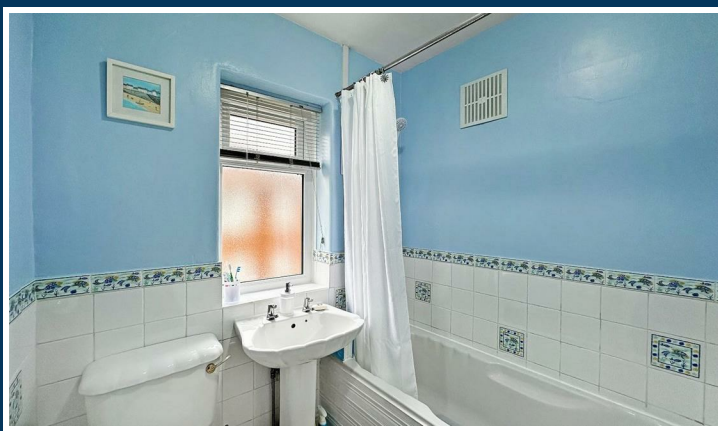
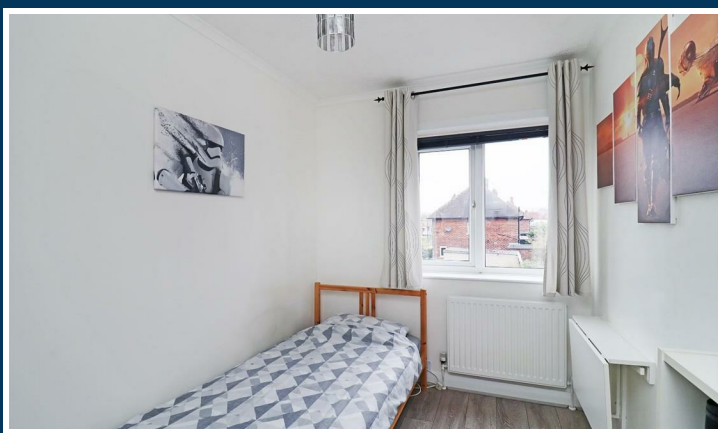
Band "B"

TENURE

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

NOTE

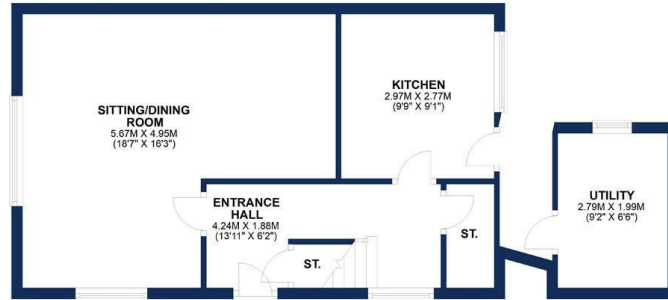
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 50.4 SQ. METRES (542.5 SQ. FEET)



FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.3 SQ. FEET)



TOTAL AREA: APPROX. 92.6 SQ. METRES (996.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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