



7 MOSLEY ROAD | TIMPERLEY

£630,000

A beautifully presented extended semi detached family home within walking distance of Timperley village centre and overlooking Lark Hill. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, rear open plan L shaped dining kitchen opening onto the conservatory with access onto the rear gardens and also providing access to an adjacent utility room with shower room/WC off and access to the integral garage. To the first floor there are three bedrooms serviced by the family bathroom/WC and the loft has been converted to create an impressive master suite with large bedroom and adjacent shower room/WC. Off road parking within the driveway to the front and access to the garage. To the rear the gardens incorporate patio seating areas with delightful lawned gardens all enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7TF

DESCRIPTION

This larger than average semi detached family home has been fully modernised over the years to create beautifully presented accommodation which needs to be seen to be appreciated.

An enclosed porch leads onto the welcoming entrance hall and to the front of the property is a large living room whilst to the rear is an impressive open plan space incorporating an L shaped dining kitchen opening onto the conservatory which in turn leads onto the rear gardens. The kitchen is fitted with a comprehensive range of wall and base units and with integrated appliances. There is a separate utility room which leads onto the integral garage towards the front and also the downstairs shower room/WC.

To the first floor there are three excellent bedrooms plus modern family bathroom/WC. The loft has been converted to create an impressive master suite comprising large double bedroom with adjacent shower room/WC.

Externally to the front of the property the flagged drive provides off road parking and access to the integral garage. To the rear and accessed via the conservatory is a paved patio seating area with delightful lawned gardens beyond enjoying a high degree of privacy and extending for approximately 100 ft.

The location is ideal being within walking distance of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded and stained effect PVCu double glazed front door with matching side screen.

ENTRANCE HALL

Opaque glass panelled front door with matching side screen. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard.

LIVING ROOM

16'5" x 12'2" (5.00m x 3.71m)

With a focal point of a brick hearth currently housing an electric fireplace. Radiator. Television aerial point. Telephone point. Leaded and stained effect PVCu double glazed bay window to the front.

L SHAPED DINING KITCHEN

19'3" x 17'11" maximum measurements (5.87m x 5.46m maximum measurements)

Fitted with a comprehensive range of wall and base units with heat resistant work surface over incorporating sink unit with drainer. Integrated oven/grill plus 4 ring electric hob by Bosch with stainless steel extractor hood. Two integrated fridges plus freezer and dishwasher. Space for dining suite. Radiator. Laminate flooring. PVCu double glazed windows to the side and rear. Opening to:

CONSERVATORY

11'6" x 10'7" (3.51m x 3.23m)

With PVCu double glazed double doors providing access to the rear gardens and one to the side. Radiator.

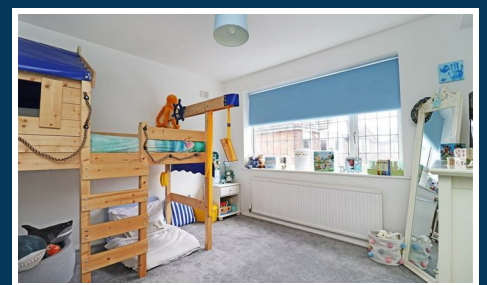
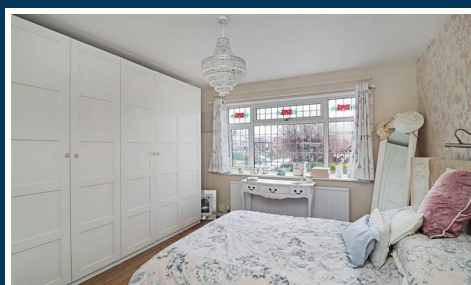
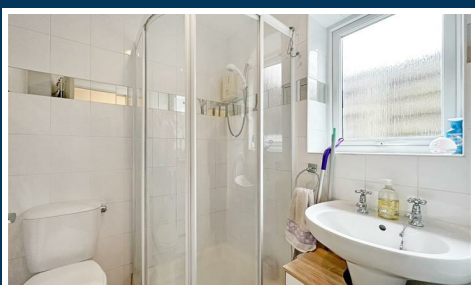
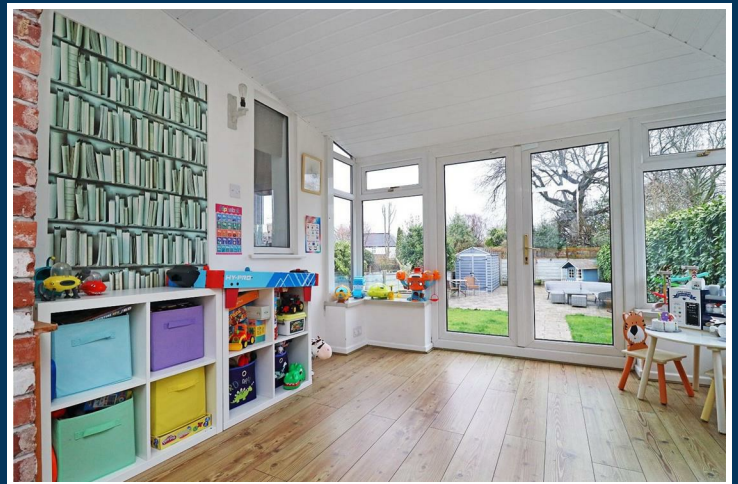
UTILITY

With fitted work surface with plumbing for washing machine beneath. Access to the integral garage and shower room/WC.

SHOWER ROOM/WC

With a suite comprising corner tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Laminate flooring.

FIRST FLOOR



LANDING

Spindle balustrade staircase to second floor. Velux window to the front.

BEDROOM 2

13'0" x 12'4" (3.96m x 3.76m)

With leaded effect PVCu double glazed window with matching leaded and stained effect top lights to the front. Stripped floorboards. Radiator.

BEDROOM 3

11'10" x 11'4" (3.61m x 3.45m)

With leaded effect PVCu double glazed window to the side. Radiator.

BEDROOM 4

7'1" x 6'9" (2.16m x 2.06m)

With leaded effect PVCu double glazed window to the front with matching leaded and stained effect top light. Radiator.

BATHROOM

8'2" x 7'5" (2.49m x 2.26m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mixer shower and electric shower over, vanity wash basin and WC. Laminate wood flooring. Airing cupboard. Chromed heated towel rail. Tiled splashback. Two opaque PVCu double glazed windows to the rear.

SECOND FLOOR

BEDROOM I

18'7" x 14'5" (5.66m x 4.39m)

A superb master suite comprising double bedroom with PVCu double glazed window to the rear and Velux window to the front. Two radiators. Access to large eaves storage area.

EN-SUITE

7'4" x 6'7" (2.24m x 2.01m)

Fitted with a modern white suite comprising tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled floor and part tiled walls. Chrome heated towel rail. Extractor fan.

OUTSIDE

GARAGE

15'11" x 8'3" (4.85m x 2.51m)

With up and over door. Light and power. Wall mounted gas central heating boiler.

To the front of the property the flagged drive provides off road parking and has adjacent well stocked flowerbeds. Immediately to the rear and accessed via the conservatory is a flagged patio seating area with delightful lawns beyond all extending for approximately 100ft and enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

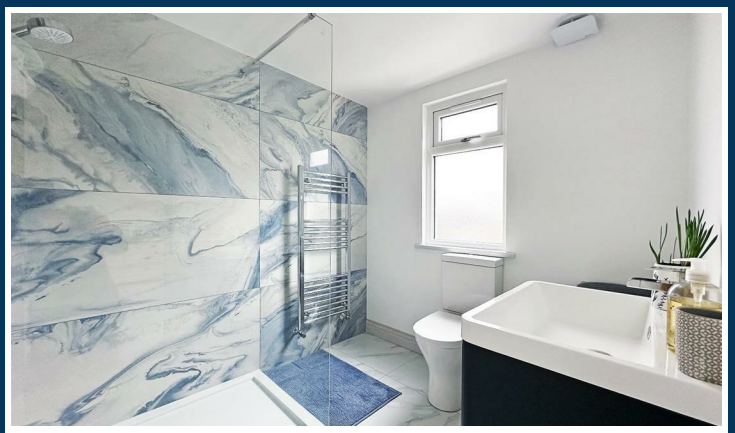
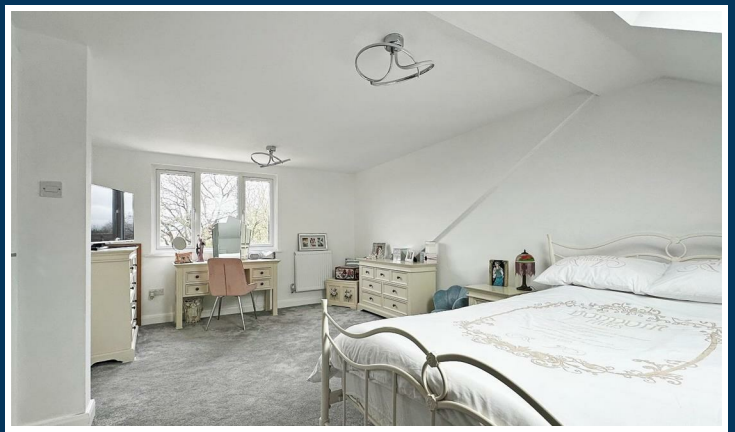
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TENURE

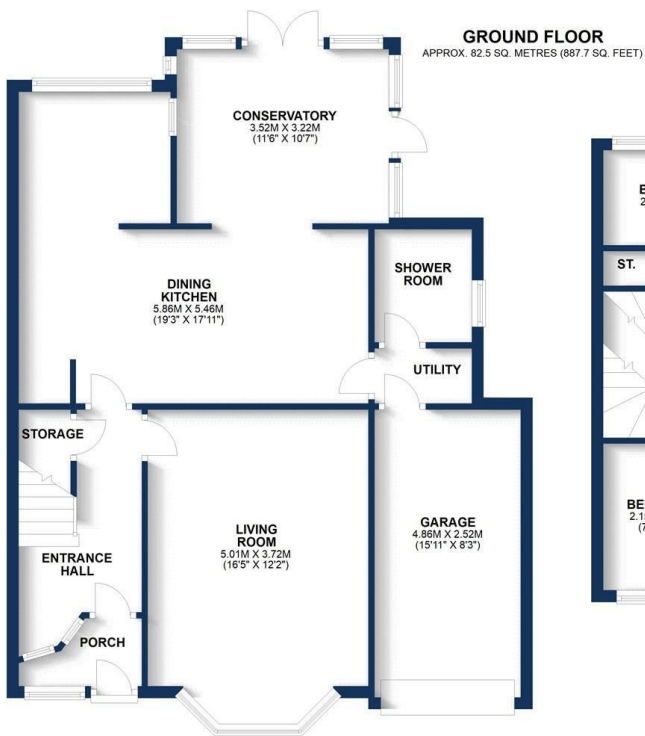
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 161.3 SQ. METRES (1736.7 SQ. FEET)
Floorplans For Illustrative Purposes Only



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