



28 ALEXANDER DRIVE | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN A traditional semi detached family home in an ideal location within walking distance of The Willows Primary School and Wellington School and also Timperley village centre. The accommodation briefly comprises entrance hall, dining room, full width sitting room with door to the rear garden and also access to the fitted kitchen which in turn leads to the side driveway, three bedrooms and bathroom with separate WC. Off road parking within the driveway and superb lawns to the side. There is plenty of opportunity to extend subject to the relevant permissions being obtained. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6NH

DESCRIPTION

This traditional semi detached family home is well presented throughout and offers any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

The accommodation is well proportioned throughout and the welcoming entrance hall provides access onto a front dining room. Double doors from the dining room lead onto a full width sitting room which in turn leads onto the rear garden. There is also access to a large under stairs store and the ground floor accommodation is completed by the fitted kitchen with door to the side driveway.

To the first floor there are three bedrooms serviced by the family bathroom with separate WC. Externally there is off road parking within the driveway whilst to the rear there are superb lawned gardens enjoying a high degree of privacy.

The location is ideal being within walking distance of The Willows Primary School and Wellington School. Timperley village centre is also within easy reach and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the position and also the potential.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the front. Radiator. Laminate flooring.

DINING ROOM

12'10" x 10'11" (3.91m x 3.33m)

With PVCu double glazed bay window to the front. Radiator. Laminate flooring. Access from the hallway and with double doors to:

SITTING ROOM

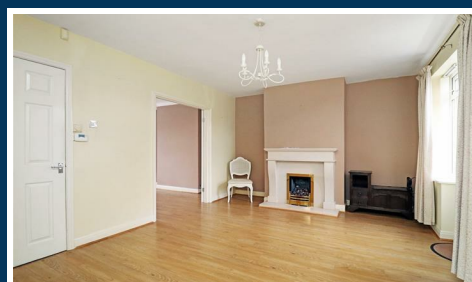
17'0" x 12'0" (5.18m x 3.66m)

Also accessed via the hallway running the full width of the property and with a focal point of a living flame gas fire. PVCu double glazed window to the side and PVCu double glazed door provides access to the rear garden. Laminate wood flooring. Television aerial point. Telephone point. Under stairs storage cupboard housing the Worcester combination gas central heating boiler.

KITCHEN

8'3" x 6'10" (2.51m x 2.08m)

Fitted with a range of light wood wall and base units with work surfaces over incorporating a sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge and freezer and plumbing for washing machine. Tiled splashback. Tiled floor. Radiator. PVCu double glazed door and window to the side.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'9" x 10'1" (3.89m x 3.07m)

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

BEDROOM 2

12'3" x 10'1" (3.73m x 3.07m)

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

BEDROOM 3

7'2" x 6'7" (2.18m x 2.01m)

PVCu double glazed window to the front. Radiator.

BATHROOM

6'5" x 5'8" (1.96m x 1.73m)

Fitted with a white suite comprising panelled bath with mains shower over and vanity wash basin. Heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls.

SEPARATE WC

With low level WC and opaque PVCu double glazed window to the side. Half tiled walls.

OUTSIDE

To the front of the property the driveway provides off road parking and continues to the side. To the rear is a paved seating area with delightful lawned gardens beyond which enjoy a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

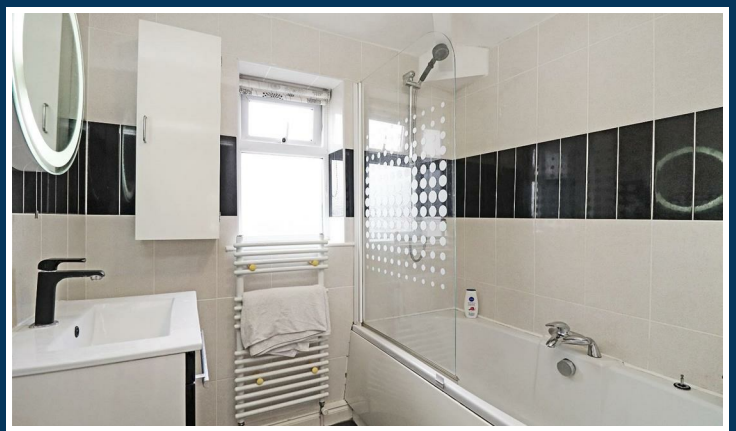
Band "C"

TENURE

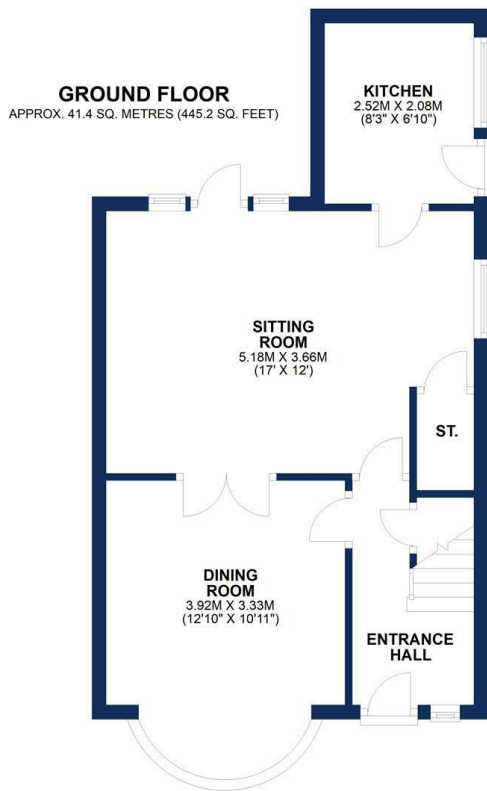
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE:

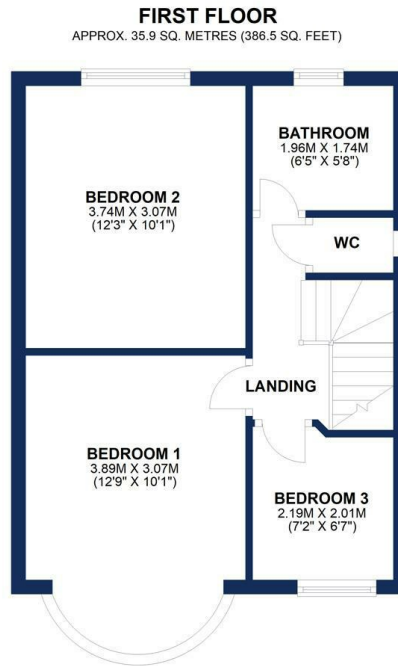
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 77.3 SQ. METRES (831.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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