



## 134 STOCKPORT ROAD | TIMPERLEY

OFFERS OVER £400,000

Occupying an excellent position within a sought after location within easy reach of Timperley village centre and with south facing gardens to the rear. The property has been beautifully maintained over the years and the accommodation briefly comprises enclosed porch, entrance hall, open plan sitting/dining room leading onto the rear conservatory with gardens beyond, breakfast kitchen with door to the side. To the first floor the original three bedrooms have been replanned to two rooms to create a larger master but can easily be reverted, the accommodation is then completed by the shower room/WC. Off road parking within the driveway and garage to the rear. To the rear the garden incorporates a patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7SR

## DESCRIPTION

A traditional semi detached family home in a sought after location which is beautifully maintained and presented and needs to be seen to be appreciated. The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the full depth sitting/dining room which in turn leads onto the rear conservatory with access to south facing lawned gardens. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of white units and with access to the side. To the first floor there are three well proportioned bedrooms serviced by the shower room/WC.

Externally there is off road parking within the driveway accessed via double gates and continuing to the side and benefitting from an adjacent lawned garden with well stocked flowerbeds.

To the rear is a detached garage with up and over door and light and power. A patio seating area is accessed via the conservatory and has delightful lawned gardens beyond.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors.

#### ENTRANCE HALL

Hardwood leaded and stained effect glass panelled front door with opaque timber framed double glazed leaded effect side lights. Radiator. Picture rail. Ceiling cornice. Spindle balustrade staircase to first floor. Understairs storage cupboard housing Worcester combination gas central heating boiler.

#### OPEN PLAN SITTING/DINING ROOM

With leaded effect PVCu double glazed bay window to the front. with leaded and stained effect top lights. Focal point of a living flame gas fire with tiled insert and hearth. Two radiators. Television aerial point. Telephone point. Picture rail. PVCu double glazed door provides access to:

#### CONSERVATORY

PVCu double glazed door provide access to the rear gardens. Radiator. Television aerial point.

#### KITCHEN

With white wall and base units with light wood work surfaces over incorporating an enamel sink unit with drainer. Integrated oven/grill. Space for fridge freezer. Integrated washing machine. Radiator. PVCu double glazed windows to the side and rear. Tiled splashback. Ceiling cornice. PVCu double glazed door provides access to the side.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

With leaded effect PVCu double glazed bay window to the front with leaded and stained effect top lights. Radiator. Fitted wardrobes. Picture rail.

### BEDROOM 2

PVCu double glazed window to the rear overlooking the garden. Radiator. Fitted wardrobes. Picture rail.

### BEDROOM 3

Currently incorporated into bedroom 1 and with leaded effect PVCu double glazed window to the front with leaded and stained effect top lights. Radiator.

### BATHROOM

With a suite comprising tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed windows to the side and rear. Radiator. Half tiled walls. Airing cupboard. Loft access hatch.

### OUTSIDE

To the front of the property double gates provide access to the flagged drive providing off road parking and benefitting from an adjacent lawned garden with well stocked flowerbeds. The driveway continues to the side leading to the detached garage with up and over door, light and power plus door and window to the side.

Accessed via the conservatory is a patio seating area with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

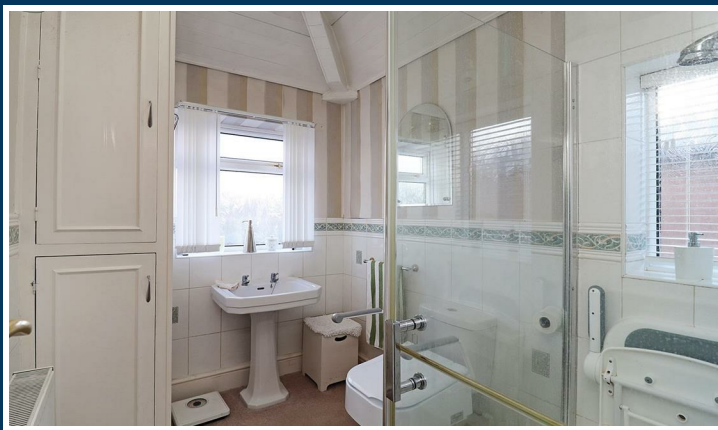
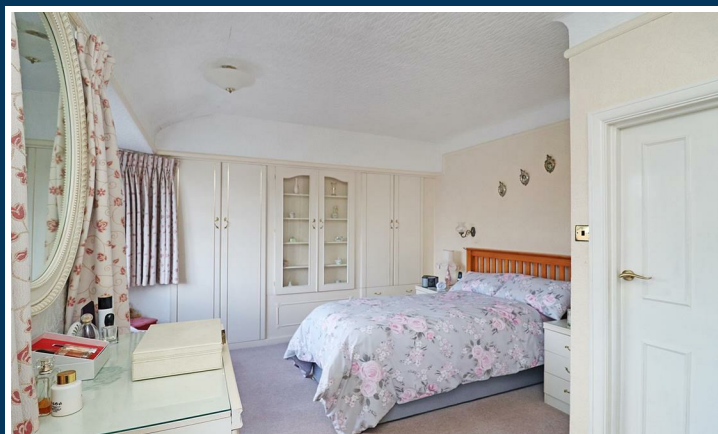
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### TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years commencing 16th May 1935 and ending 16th May 2934. 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.



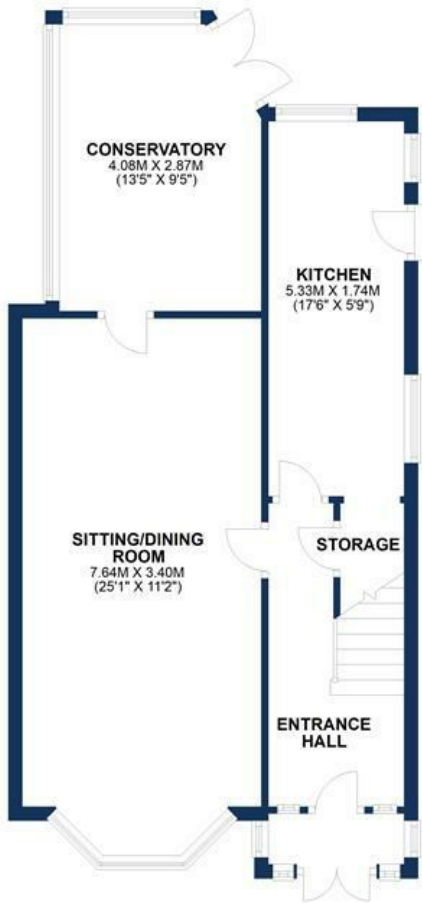
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**GARAGE**  
5.99M X 2.90M  
(19'8" X 9'6")

**GROUND FLOOR**

APPROX. 74.2 SQ. METRES (798.7 SQ. FEET)



**CONSERVATORY**  
4.08M X 2.87M  
(13'5" X 9'5")

**KITCHEN**  
5.33M X 1.74M  
(17'6" X 5'9")

**SITTING/DINING ROOM**  
7.64M X 3.40M  
(25'1" X 11'2")

**STORAGE**

**ENTRANCE HALL**

TOTAL AREA: APPROX. 112.3 SQ. METRES (1208.6 SQ. FEET)

Floorplans For Illustrative Purposes Only

**FIRST FLOOR**

APPROX. 38.1 SQ. METRES (409.9 SQ. FEET)



**BEDROOM 2**  
3.61M X 3.40M  
(11'10" X 11'2")

**BATHROOM**  
2.53M X 1.93M  
(8'4" X 6'4")

**LANDING**

**BEDROOM 1**  
5.43M X 3.82M  
(17'10" X 12'6")



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