



8 ATTWOOD ROAD | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN A superbly proportioned semi detached family home in a sought after location within walking distance of Cloverlea Primary School and with local shops on Shaftesbury Avenue. The accommodation is well presented throughout and briefly comprises welcoming entrance hall, large sitting room with double glass panelled doors to a separate dining room, modern fitted kitchen with a full range of integrated appliances and door to the side driveway, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway with gated access to the side leading to the carport and detached garage. The gardens to the rear incorporate a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 7NJ

DESCRIPTION

This traditional semi detached family home is well presented throughout and occupies an enviable position within the catchment area of highly regarded primary and secondary schools and also within walking distance of shops on Shaftesbury Avenue and Cloverlea Primary School. Timperley village centre and Altrincham town centre are within easy reach with a wide range of shops and also the Metrolink service providing a commuter service into Manchester.

The accommodation is superbly proportioned throughout and needs to be seen to be appreciated. A canopy porch leads onto the welcoming entrance hall with cloaks cupboard and providing access onto the impressive front sitting room with double glass panelled doors leading onto a separate dining room at the rear. The kitchen is fitted with a modern range of cashmere wall and base units and has a full range of quality appliances by Siemens and Zanussi. The kitchen also leads onto the separate dining room and has a door leading to the side.

To the first floor there are three excellent bedrooms serviced by the shower room/WC.

To the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden with gated access towards the side and rear. To the side the driveway continues to a carport with detached garage beyond. The gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

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

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Cloaks cupboard. Telephone point. Under stairs storage cupboard. Ceiling cornice.

SITTING ROOM

21'3" x 11'3" (6.48m x 3.43m)

PVCu double glazed bay window to the front. Ceiling cornice. Two radiators. Television aerial point. Double glass panelled doors to:

DINING ROOM

10'5" x 7'5" (3.18m x 2.26m)

With window to the rear overlooking the garden. Radiator. Plate rail. Ceiling cornice.

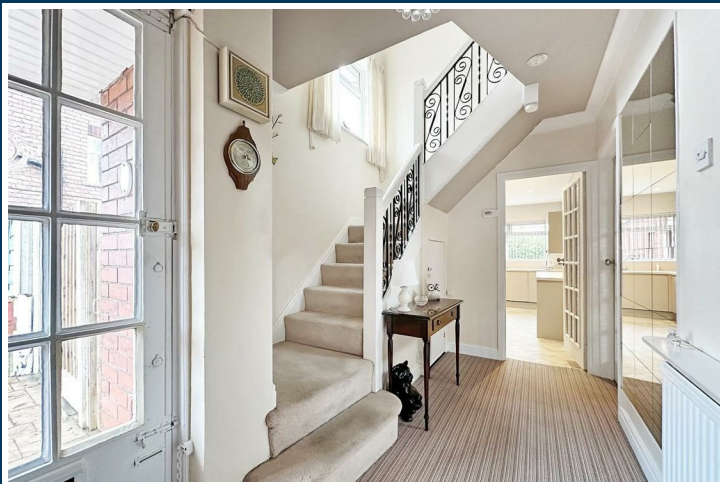
KITCHEN

15'11" x 7'4" (4.57m x 3.35m x 2.24m)

Fitted with a comprehensive range of modern cashmere units with work surface over incorporating a Franke sink unit with drainer. Siemens appliances include an oven/grill plus microwave and four ring hob with stainless steel extractor hood, fridge freezer and dishwasher. Integrated Zanussi washing machine. Tiled splashback. Radiator. Recessed low voltage lighting. Door to the side driveway. Window to the rear overlooking the garden. Door to dining room. Cupboard housing Worcester combination gas central heating boiler.

FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1

11'4" x 9'10" (3.45m x 3.00m)

PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator. Telephone point.

BEDROOM 2

11'2" x 10'9" (3.40m x 3.28m)

PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards plus dressing table. Radiator.

BEDROOM 3

8'9" x 8'2" (2.67m x 2.49m)

PVCu double glazed window to the rear. Radiator. Television aerial point. Loft access point.

SHOWER ROOM

7'5" x 7'3" (2.26m x 2.21m)

Fitted with a modern suite comprising tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the front. Radiator. Tiled walls. Airing cupboard.

OUTSIDE

To the front of the property the drive provides off road parking and benefits from an adjacent lawned garden and gated access toward the side and rear. To the side there is a car port leading onto the detached garage. To the rear is a covered patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

GARAGE

Up and over door. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

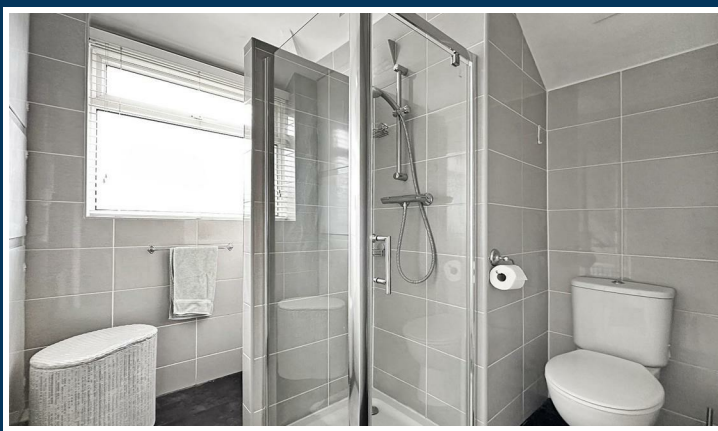
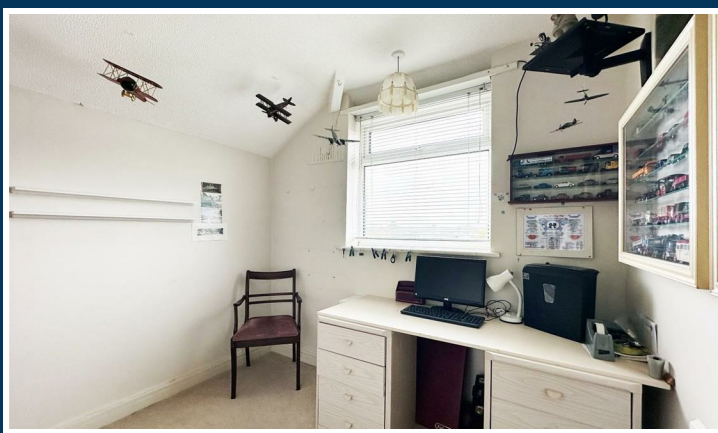
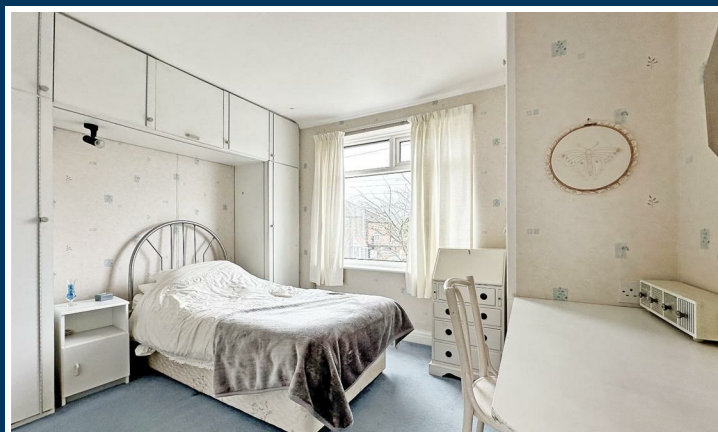
Band "C"

TENURE

To be confirmed.

NOTE

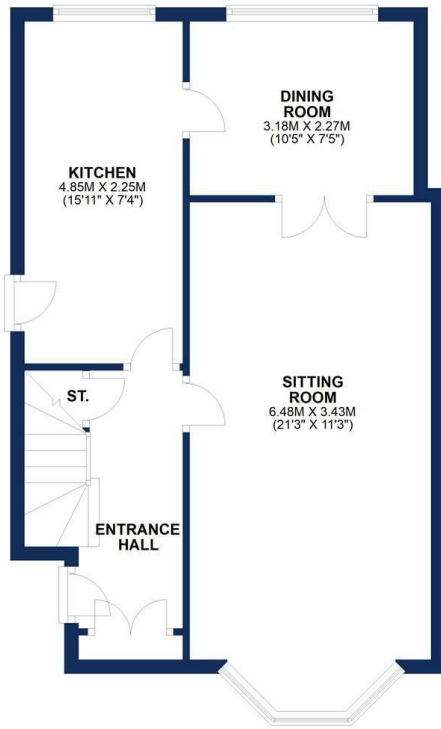
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 50.7 SQ. METRES (545.9 SQ. FEET)



TOTAL AREA: APPROX. 88.9 SQ. METRES (956.5 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 38.1 SQ. METRES (410.5 SQ. FEET)



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