



4 THORNEYCROFT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £400,000

*****NO ONWARD CHAIN***** A semi detached true bungalow well presented and proportioned throughout and with attractive private westerly facing gardens to the rear. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room with door to the rear gardens, fitted kitchen, three bedrooms and bathroom/WC. Ample off road parking within the driveway to the front and side which also leads to the garage and lawned gardens at the rear. Viewing is highly recommended.

POSTCODE: WA15 7NE

DESCRIPTION

This traditional semi detached bungalow occupies an excellent position within a popular locality with the added advantage of private lawned gardens to the rear with an approximately westerly aspect to enjoy the afternoon and evening sun.

The accommodation is well presented throughout and approached via a welcoming entrance hall which provides access onto the large sitting room at the rear which has doors leading onto the patio with lawned gardens beyond. Also towards the rear is a fitted kitchen which overlooks the rear gardens and has access leading onto the driveway at the side. The accommodation is completed by 3 bedrooms which are serviced by the bathroom/WC.

Externally to the front of the property gates lead onto the block paved driveway with adjacent lawned gardens and further gates lead to the side with a continuation of the wide driveway providing access to the detached garage. There is further gated access to the rear gardens which incorporate a block paved patio seating area with lawned gardens beyond all benefitting from a westerly aspect as previously mentioned.

Viewing is highly recommended.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Hardwood glass panelled front door. Telephone point. Ceiling cornice. Radiator. Loft access hatch.

SITTING ROOM

14'5" x 12'3" (4.39m x 3.73m)

With a focal point of a living flame gas fire with granite effect hearth. Sliding PVCu double glazed doors provide access to the westerly facing gardens at the rear. Ceiling cornice. Radiator. Television aerial point.

KITCHEN

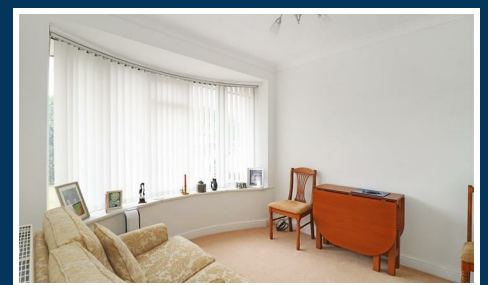
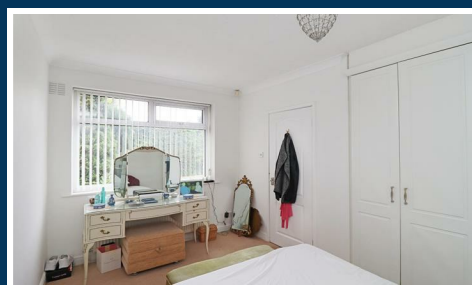
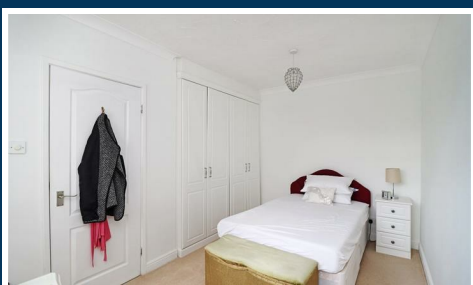
11'1" x 10'9" (3.38m x 3.28m)

Fitted with a comprehensive range of wall and base units with white wood work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring induction hob with stainless steel splashback and extractor hood. Integrated dishwasher and washing machine. Space for fridge freezer. Cupboard housing Worcester combination gas central heating boiler. Tiled splashback. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side.

BEDROOM 1

13'6" x 10'5" (4.11m x 3.18m)

With fitted wardrobes. PVCu double glazed window to the front. Radiator. Telephone point.



BEDROOM 2

10'3" x 9'2" (3.12m x 2.79m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

9'2" x 7'5" (2.79m x 2.26m)

PVCu double glazed window to the side. Radiator.

SHOWER ROOM

8'0" x 5'11" (2.44m x 1.80m)

Fitted with a suite comprising large tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting.

OUTSIDE

Towards the front of the property double gates provide access to the block paved driveway with adjacent lawned gardens. Further gates then lead to the wide driveway at the side providing further parking and access to the detached garage. Also to the side is an external power point and gates leading to the rear garden.

The rear gardens incorporate a block paved patio seating area accessed via the sitting room with delightful lawns beyond with a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

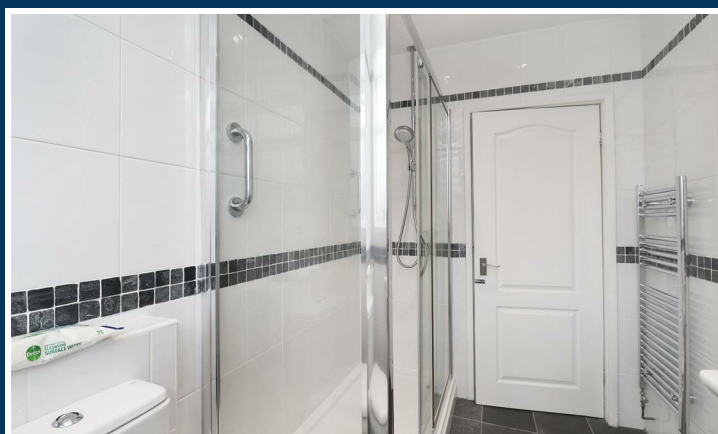
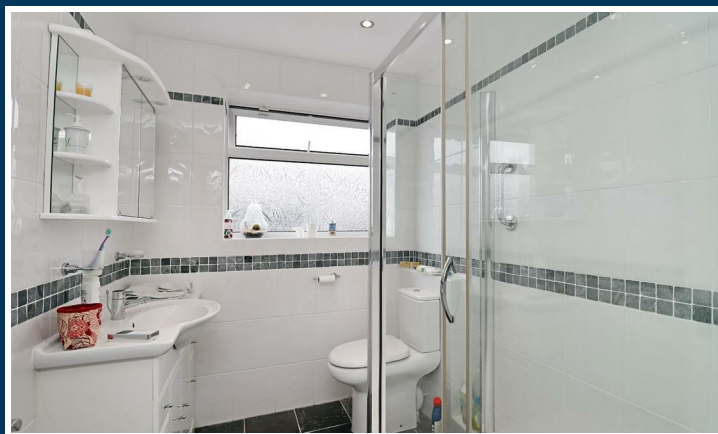
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TENURE

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

NOTE

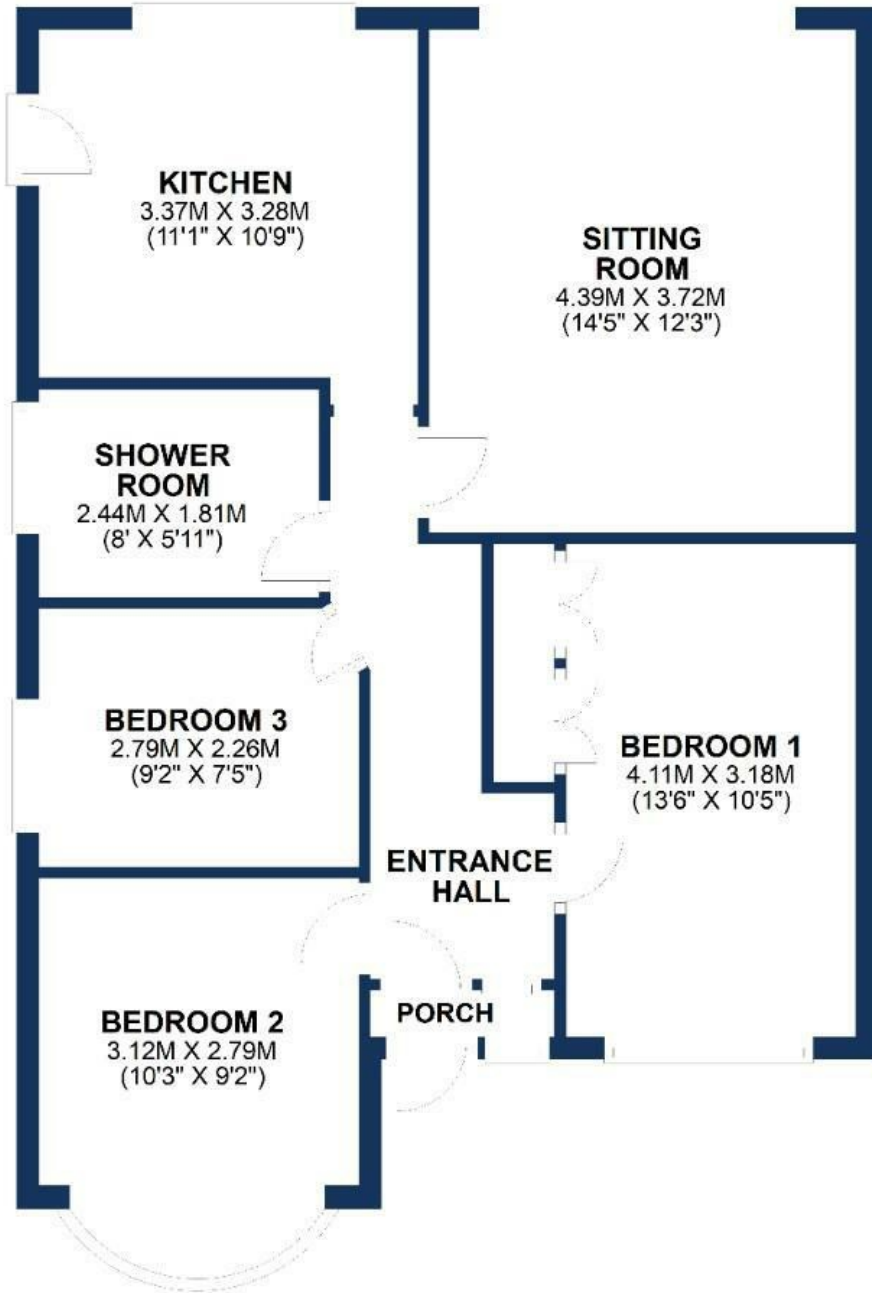
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 66.7 SQ. METRES (717.7 SQ. FEET)



TOTAL AREA: APPROX. 66.7 SQ. METRES (717.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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