



## 9 CHERRY TREE CLOSE | TIMPERLEY

£675,000

A generously proportioned double fronted detached family house occupying a superb position at the head of the cul de sac. The well presented accommodation briefly comprises covered porch, entrance hall, family room, spacious sitting room with feature fireplace and double opening doors to a dining room with sliding windows to the stone paved terrace, contemporary fitted kitchen, utility room, cloakroom/WC, master bedroom with dressing area and en suite shower room/WC, three further bedrooms and family bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Off road parking. Rear gardens laid mainly to lawn and enjoying a high degree of privacy.



**POSTCODE: WA15 7QJ**

## DESCRIPTION

This attractive modern detached family house occupies an enviable position within this ever popular locality at the head of a quiet cul de sac. The location is ideal being within the catchment area of sought after primary and secondary schools and is also well placed for the surrounding network of motorways and within easy reach of Timperley village and Altrincham town centre with the Metrolink station providing a commuter service into Manchester.

The accommodation is superbly proportioned and well presented throughout and features a spacious sitting room with the focal point of a living flame gas. Double opening glazed doors lead onto a separate dining room which in turn has sliding windows to the stone paved terrace which is ideal for entertaining during the summer months. In addition a separate family room provides adaptable living space and may prove ideal for those who choose to work from home. There is a contemporary fitted kitchen with high gloss units and peninsula breakfast bar alongside an adjacent utility room and ground floor cloakroom/WC.

At first floor level the excellent master bedroom benefits from fitted furniture and a separate dressing area with en suite shower room/WC beyond. There are three further bedrooms and family bathroom/WC complete with separate shower enclosure.

Gas fired central heating has been installed together with PVCu double glazing.

Off road parking is provided within the driveway and the tree lined rear the gardens are laid mainly to lawn with a fence perimeter and enjoy a high degree of privacy.

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

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Wood grain effect composite front door with opaque PVCu double glazed side-screen. Exterior wall light point.

#### ENTRANCE HALL

A wide reception area with spindle balustrade staircase to the first floor. Oak wood flooring. Recessed LED lighting. Radiator.

#### FAMILY ROOM

**11'3" x 8'4" (3.43 x 2.54)**

PVCu double glazed window to the front. Oak wood flooring. Radiator.

#### SITTING ROOM

**16'6" x 11'10" (5.03 x 3.61)**

With the focal point of a contemporary living flame gas fire framed in stone. PVCu double glazed bay window to the front. Wood flooring. Coved cornice. Television aerial point. Radiator. Double opening glazed/panelled doors to:

#### DINING ROOM

**11'10" x 8'10" (3.61 x 2.69)**

Ideal for formal entertaining with PVCu sliding windows to the stone paved rear terrace. Wood flooring. Coved cornice. Radiator.

#### KITCHEN

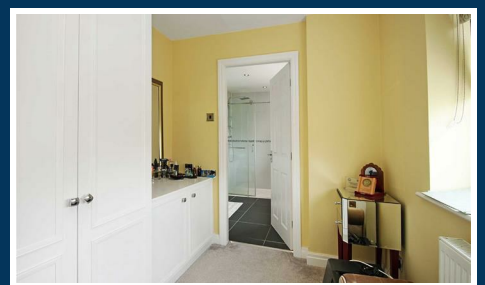
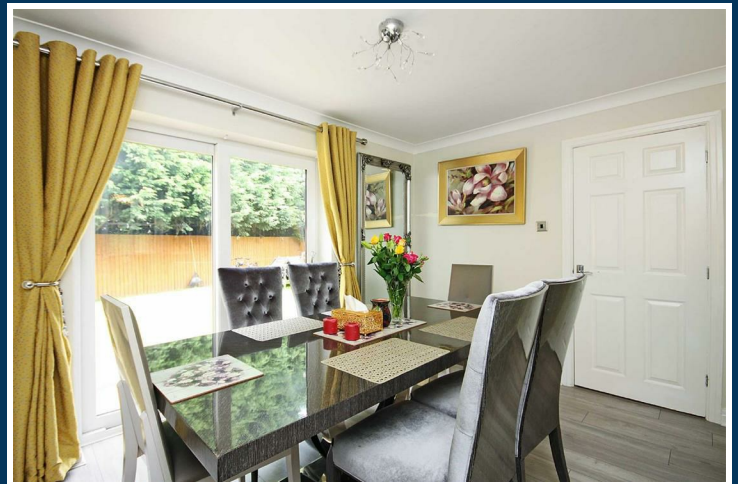
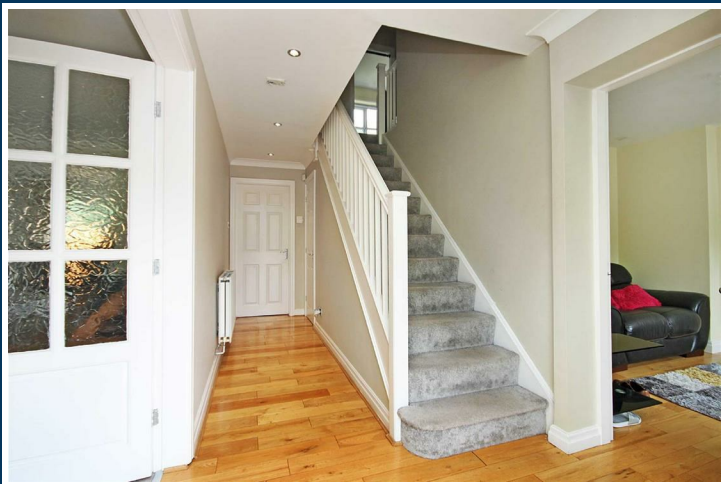
**15'6" x 12'10" (4.72 x 3.91)**

Fitted with a comprehensive range of high gloss wall and base units beneath quartz effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Recess for a range cooker with wide chimney cooker hood above. Space for an American fridge freezer. Integrated dishwasher. Opaque double glazed/panelled PVCu door to the side. Two PVCu double glazed windows to the rear. Tiled floor. Recessed LED lighting. Television aerial point. Radiator.

#### UTILITY ROOM

**8'8" x 4'9" (2.64 x 1.45)**

Heat resistant work surfaces with recess for an automatic washing machine and tumble dryer. Wall units. Wall mounted gas central heating boiler. Laminate wood flooring.



## CLOAKROOM/WC

White/chrome wall mounted corner wash basin with mixer tap and low level WC. Extractor fan. Radiator.

## FIRST FLOOR

### LANDING

Airing cupboard housing the hot water cylinder. Loft access hatch. Radiator.

### BEDROOM ONE

15'2" x 11'2" (4.62 x 3.40)

Built-in wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to the front. Television aerial point. Radiator.

### DRESSING AREA

6'7" x 6'4" (2.01 x 1.93)

Fitted furniture including wardrobes containing hanging rails and shelving and dressing table with cupboards beneath. PVCu double glazed window to the front. Radiator.

### EN SUITE SHOWER ROOM/WC

8'11" x 6'6" (2.72 x 1.98)

White/chrome pedestal wash basin with mixer tap and low level WC. Wide tiled shower enclosure with thermostatic rain shower plus hand held attachment. Opaque PVCu double glazed window to the front. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

11'4" x 10'7" (3.45 x 3.23)

Three door range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Television aerial point. Radiator.

### BEDROOM THREE

12'2" x 7'2" (3.71 x 2.18)

PVCu double glazed window to the rear. Radiator.

### BEDROOM FOUR

7'2" x 7'1" (2.18 x 2.16)

Fitted wardrobe containing shelving. PVCu double glazed window to the rear. Radiator.

### FAMILY BATHROOM/WC

9'4" x 8'11" (2.84 x 2.72)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### OUTSIDE

To the front of the property a wide driveway provides off road parking and there is gated access to the side. The rear gardens are laid mainly to lawn and enjoy a high degree of privacy.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

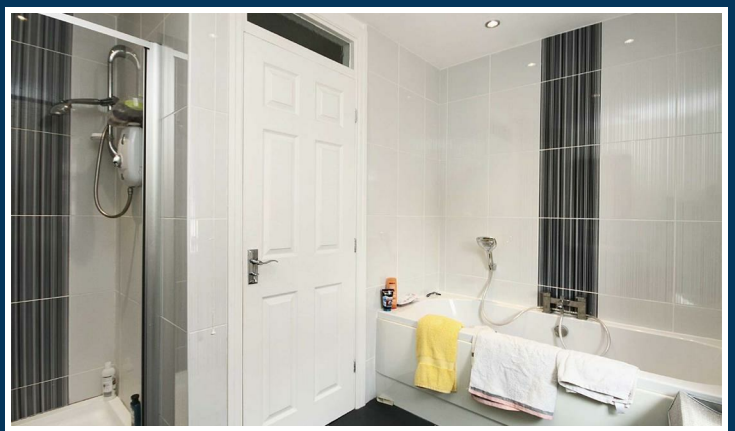
We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

### COUNCIL TAX

Band "F"

### NOTE

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



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### GROUND FLOOR

APPROX. 73.5 SQ. METRES (791.3 SQ. FEET)



### FIRST FLOOR

APPROX. 65.3 SQ. METRES (703.3 SQ. FEET)



TOTAL AREA: APPROX. 138.9 SQ. METRES (1494.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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