



57 FAIRYWELL ROAD | TIMPERLEY

£425,000

A superb semi detached family home occupying an enviable corner plot and with the added benefit of a detached bungalow adjacent. The accommodation briefly comprises entrance hall, open plan L shaped sitting/dining room, fitted kitchen opening onto a separate living room with doors onto the rear garden, cloakroom/WC, three bedrooms and bathroom/WC. The additional accommodation by way of the bungalow comprises an open plan living dining kitchen with adjacent bedroom with en-suite bathroom/WC off. Double gates to the front provide access to the driveway providing off road parking which has adjacent lawned gardens and gated access to the rear. To the rear the gardens are paved for easy maintenance. Viewing is highly recommended.

POSTCODE: WA15 6UZ

DESCRIPTION

Fairywell Road forms part of an ideal location being a short distance from Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

This superbly proportioned semi detached family home occupies an enviable corner plot enjoying a high degree of privacy with an adjacent green. The accommodation is approached via a large welcoming entrance hall with understairs storage area and off the hallway is a large L shaped open plan sitting/dining room. There is a separate fitted kitchen which provides access onto the rear living room which has double doors then leading onto the gardens at the rear. The ground floor accommodation is complete by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

The additional accommodation is provided by way of a detached adjacent bungalow beautifully presented and comprising an impressive open plan living dining kitchen with adjacent double bedroom with en-suite bathroom/WC off. The accommodation is approached by PVCu double glazed double doors to the front.

Externally to the front the double gates provide access onto the driveway which provides off road parking for several vehicles and has adjacent lawned gardens. There is gated access to the rear where the gardens are paved for easy maintenance and they are also accessed via the living room.

A superb family home providing unique accommodation and viewing is highly recommended.

MAIN HOUSE

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Radiator. Picture rail. Understairs storage cupboard. Spindle balustrade staircase to first floor.

SITTING/DINING ROOM

18'8" x 15'11" (5.69m x 4.85m)

With PVCu double glazed windows to the side and rear. Ample space for living and dining suites. Focal point of a living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point.

KITCHEN

9'6" x 9'0" (2.90m x 2.74m)

Fitted with a range of white units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with extractor hood over. Plumbing for washing machine. Space for dishwasher. Integrated fridge. Radiator. PVCu double glazed window to the rear. Opening to:

LIVING ROOM

10'8" x 9'9" (3.25m x 2.97m)

With PVCu double glazed double doors providing access to the rear gardens. PVCu double glazed window to the side. Radiator. Laminate flooring. Recessed low voltage lighting.

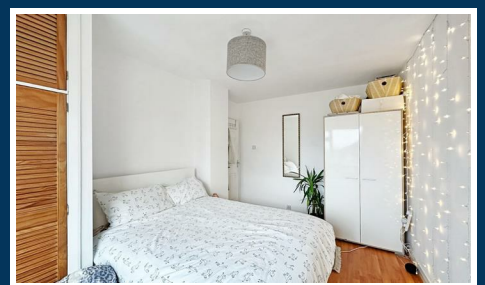
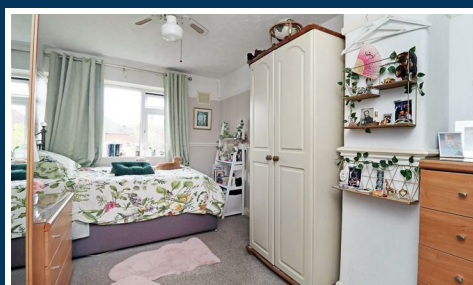
CLOAKROOM

With WC. Extractor fan.

FIRST FLOOR

LANDING

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



BEDROOM 1

14'1" x 9'6" (4.29m x 2.90m)

PVCu double glazed window to the front. Picture rail. Dado rail. Radiator.

BEDROOM 2

13'10" x 9'6" (4.22m x 2.90m)

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

BEDROOM 3

10'4" x 7'3" (3.15m x 2.21m)

PVCu double glazed window to the front. Radiator. Ceiling cornice.

BATHROOM

6'3" x 5'9" (1.91m x 1.75m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

BUNGALOW

SITTING/DINING ROOM/KITCHEN

19'0" x 10'2" (5.79m x 3.10m)

An impressive open plan space with PVCu double glazed doors to the front. Ample space for living and dining suites. Radiator. Television aerial point. PVCu double glazed window to the side.

The kitchen comprises a range of cream wall and base units with work surface over incorporating sink unit with drainer. Space for fridge freezer. Ingrated oven/grill plus 4 ring hob. Recessed low voltage lighting.

BEDROOM

11'1" x 10'2" (3.38m x 3.10m)

PVCu double glazed window to the side. Recessed low voltage lighting. Radiator.

BATHROOM

10'2" x 4'8" (3.10m x 1.42m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Loft access hatch.

OUTSIDE

To the front of the property double gates provide access to the driveway which provides off road parking for several vehicles and has adjacent lawned gardens. There is gated access towards the rear. To the rear and also accessed via the living room the gardens are paved for easy maintenance and with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

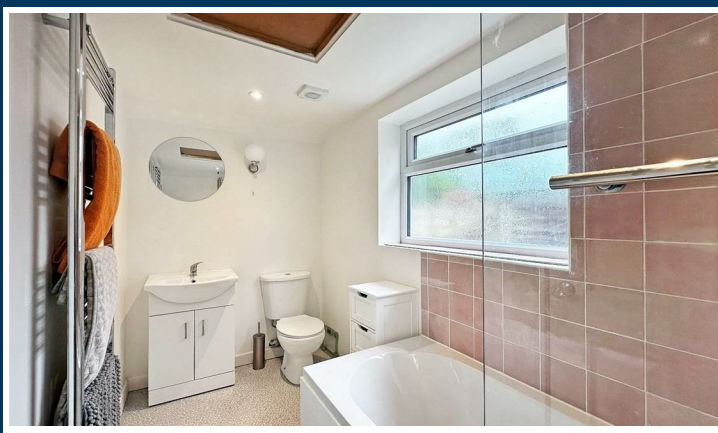
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TENURE

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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TOTAL AREA: APPROX. 126.2 SQ. METRES (1358.0 SQ. FEET)
Floorplans For Illustrative Purposes Only



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