



## 44 DOWNS DRIVE | TIMPERLEY

OFFERS OVER £450,000

A traditional semi detached family home in a sought after residential location which has been extended and is beautifully presented throughout. To the ground floor the entrance hall provides access to the large sitting room whilst to the rear there is an L shaped fitted dining kitchen with access onto the rear garden. To the first floor there are three bedrooms and modern bathroom/WC. The driveway to the front provides off road parking whilst to the rear the lawned gardens benefit from a westerly aspect to enjoy the afternoon and evening sun. The location is ideal being within walking distance of local shops and Timperley Metrolink station. Viewing is highly recommended.

POSTCODE: WA14 5QT

## DESCRIPTION

A traditional semi detached family home in an ideal location close to local shops on Park Road and with Timperley Metrolink station within easy walking distance. The area is also well placed for access to the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools.

The accommodation has been modernised throughout and extended and an enclosed porch provides access onto the entrance hall which in turn leads onto a large bay fronted sitting room. Towards the side and rear of the property is an impressive L shaped dining kitchen fitted with a comprehensive range of white high gloss units and with doors providing access onto the patio seating area with attractive lawns beyond. To the first floor there are three bedrooms and modern family bathroom/WC.

To the front of the property the tarmac driveway provides off road parking and there is gated access to the side and rear. To the rear is a large patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Hardwood glass panelled front door with original leaded and stained glass windows and top light. Stairs to first floor. Under stairs storage cupboard. Radiator.

#### SITTING ROOM

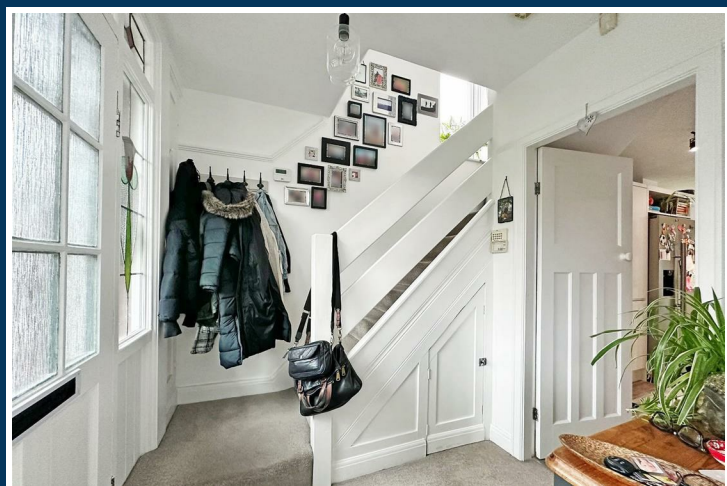
**21'10" x 10'11" (6.65m x 3.33m)**

With PVCu double glazed bay window to the front. Fireplace with tiled surround and hearth. Dado rail. Two radiators. Television aerial point. Telephone point.

#### L SHAPED DINING KITCHEN

**20'6" x 17'11" maximum measurements (6.25m x 5.46m maximum measurements)**

Fitted with a comprehensive range of white high gloss wall and base units with light wood work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer and hose tap plus breakfast bar. Integrated double oven/grill plus 4 ring induction hob with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Plumbing for washing machine. Space for dryer. Radiator. PVCu double glazed window overlooking the rear garden. Tiled splashback. Television aerial point. Adjacent dining area with space for dining suite and PVCu double glazed double doors providing access to the rear garden.



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

13'9" x 10'11" (4.19m x 3.33m)

With PVCu double glazed bay window to the front. Radiator. Picture rail.

### BEDROOM 2

11'0" x 8'0" (3.35m x 2.44m)

PVCu double glazed window to the rear. Radiator. Picture rail.

### BEDROOM 3

7'10" x 7'6" (2.39m x 2.29m)

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

### BATHROOM

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the side. Part tiled walls. Extractor fan. Chrome heated towel rail. Storage cupboard housing Vaillant combination gas central heating boiler.

### OUTSIDE

To the front of the property the tarmac drive provides off road parking with hedge borders and gated access to the side. To the rear the gardens incorporate a block paved patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### COUNCIL TAX

Band "C"

### TENURE

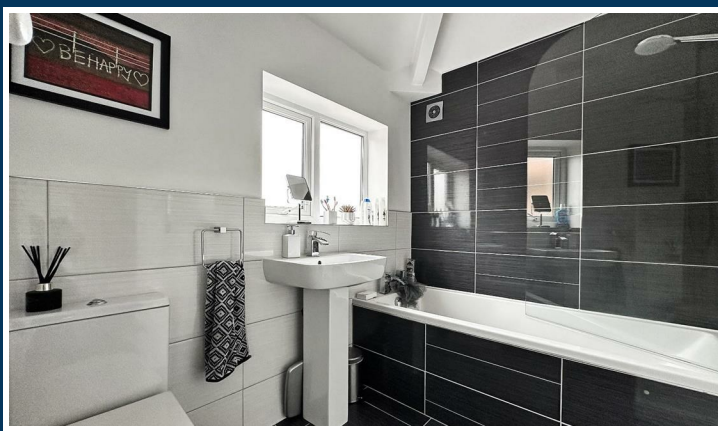
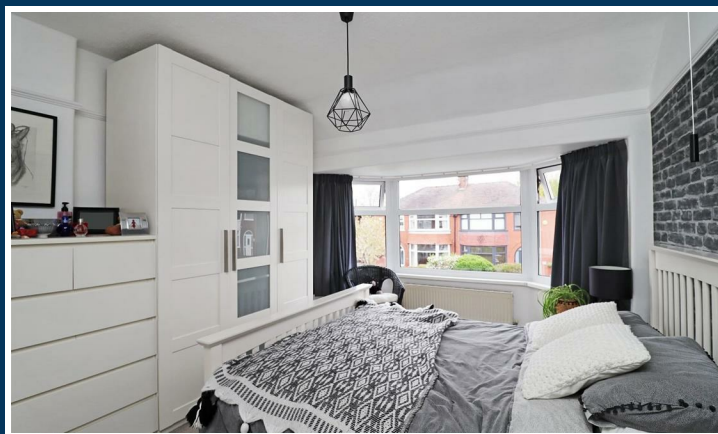
We are informed the property is Freehold. This should be verified by your Solicitor.

### POSSESSION:

Vacant possession upon completion.

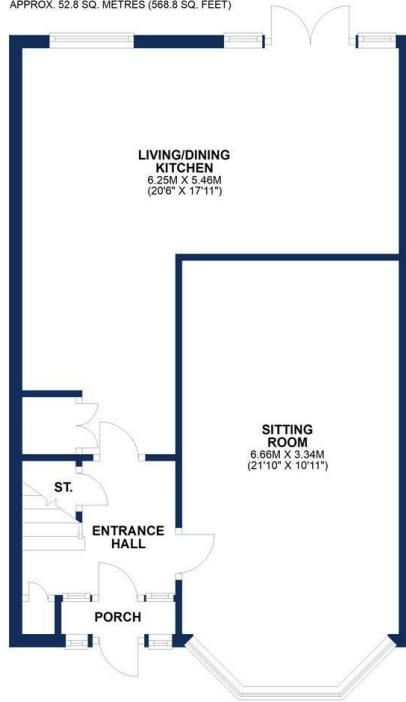
### NOTE

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. 52.8 SQ. METRES (568.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 35.8 SQ. METRES (385.0 SQ. FEET)



TOTAL AREA: APPROX. 88.6 SQ. METRES (953.8 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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