



## 58 GREENWAY ROAD | TIMPERLEY

£499,950

A traditional extended semi detached family home in a sought after location within easy reach of Timperley Metrolink station and within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen to the rear with focal point of a solid fuel burner, a central island and with bi folding doors to the rear gardens, separate utility room and cloakroom/WC. To the first floor there are three bedrooms and modern family bathroom/WC. Externally there is off road parking within the tarmac driveway for three cars and access to a storage area and gated access to the side. To the rear is a decked seating area with artificial lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6BJ

## DESCRIPTION

This traditional semi detached family home has been extended to provide superbly proportioned accommodation presented to a high standard and viewing is highly recommended.

The ground floor accommodation is approached via the entrance hall which leads onto the sitting room towards the front whilst to the rear is an impressive open plan living dining kitchen. There is a focal point of a solid fuel burner and the fitted units incorporate a central island and bi folding doors lead to the rear garden. Throughout the open plan space there is under floor heating and adjacent utility room with further access to the rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms and family bathroom/WC fitted with a modern white suite with chrome fittings.

Externally there is off road parking within the tarmac driveway for three cars and there is access to a storage area towards the front of the property with up and over door and light and power. There is gated access then to the rear. Towards the rear there is a decked seating area with gardens beyond laid with artificial grass and with mature hedge and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

The property is within walking distance of Timperley Metrolink station and also lies within the catchment area of highly regarded primary and secondary schools and there are local shops available on Riddings Road and Woodhouse Lane East. Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Karndean flooring. Under stairs storage cupboard. Spindle balustrade staircase to first floor. Radiator.

#### SITTING ROOM

13'7" x 10'9" (4.14m x 3.28m)

PVCu double glazed bay window to the front. Radiator. Television aerial point.

#### OPEN PLAN LIVING DINING KITCHEN

21'11" x 19'0" (6.68m x 5.79m)

Impressive open plan space fitted with a comprehensive range of grey wall and base units with quartz work surfaces over incorporating a 1 1/2 bowl sink unit and there is a central island with natural wood work surface and breakfast bar. Space for Range oven and American style fridge freezer. Integrated dishwasher. Extractor hood. Tiled splashback. PVCu double glazed windows to the side and rear. Velux windows to the side and rear. Bi folding doors provide access to the rear decked seating area with gardens beyond. Recessed low voltage lighting. Tiled floor. Focal point of a cast iron solid fuel burner with stone hearth and exposed brick recess. The open plan space benefits from under floor heating.

#### UTILITY

9'0" x 4'9" (2.74m x 1.45m)

With plumbing for washing machine and space for dryer. PVCu double glazed stable style door provides access to the rear garden. Tiled floor. Recessed low voltage lighting.

#### CLOAKROOM

With low level WC and vanity wash basin. Tiled splashback. Karndean flooring. Recessed low voltage lighting.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

13'6" x 10'10" (4.11m x 3.30m)

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Television aerial point.

### BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Loft access hatch with pull down ladder to boarded loft space.

### BEDROOM 3

7'0" x 5'3" (2.13m x 1.60m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

8'5" x 6'7" (2.57m x 2.01m)

Fitted with a contemporary white suite with chrome fittings comprising slipper style roll top claw foot bath with mixer shower, tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Half tiled walls. Tiled floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the front of the property the tarmac driveway provides off road parking for three cars and access to a front storage area with up and over door and light and power. There is gated access to the side.

To the rear there is a decked seating area accessed via the open plan living dining kitchen with gardens beyond laid with artificial grass and mature hedge and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

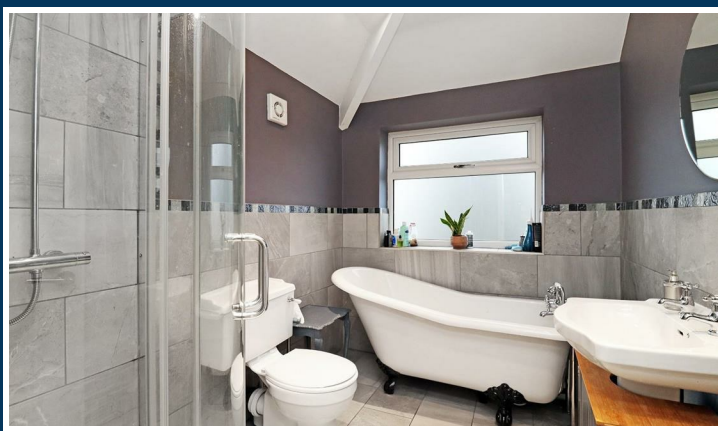
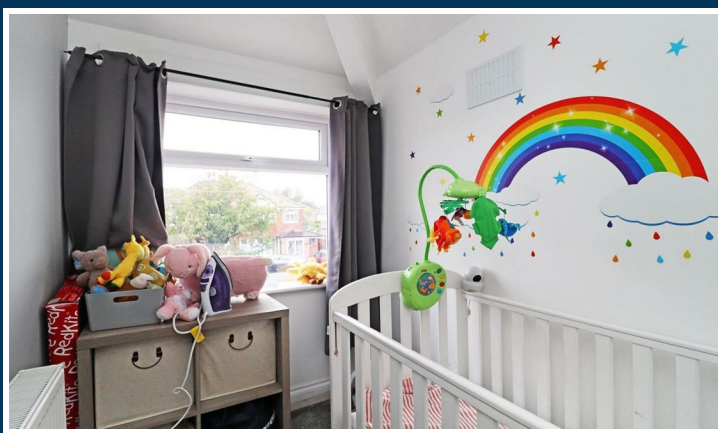
Band "C"

### TENURE:

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

### NOTE

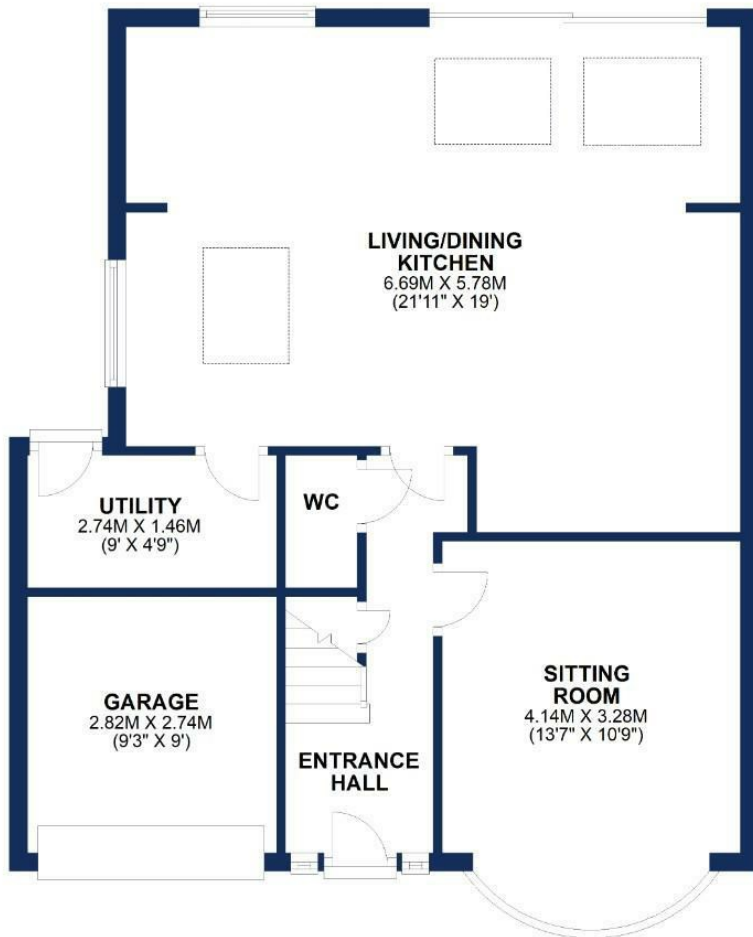
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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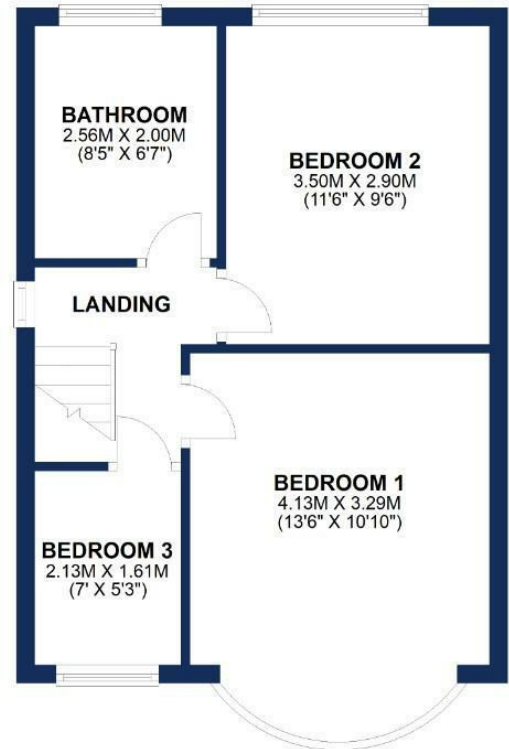
## GROUND FLOOR

APPROX. 66.6 SQ. METRES (716.7 SQ. FEET)



## FIRST FLOOR

APPROX. 35.7 SQ. METRES (383.8 SQ. FEET)



TOTAL AREA: APPROX. 102.2 SQ. METRES (1100.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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