



## 22 CLOVER ROAD | TIMPERLEY

OFFERS OVER £650,000

A substantially extended and well presented semi detached family house with superb open plan living space and south facing rear gardens. The spacious accommodation briefly comprises covered porch, wide entrance hall, sitting room, living room with bi-folding glazed doors opening onto the fitted dining kitchen with integrated appliances, utility room, cloakroom/WC, primary bedroom with en suite shower room/WC, three further bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Full width decked seating area with lawned gardens beyond.

POSTCODE: WA15 7NL

## DESCRIPTION

This traditional bay fronted semi detached family house has been substantially extended and replanned to create contemporary open plan living space alongside superbly proportioned rooms enhanced by PVCu double glazing and gas fired central heating. The location is ideal being positioned less than a mile from the village of Timperley and approximately one mile from the comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station which provides a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

The rear gardens are certainly a feature, approached from the dining kitchen via bi-folding windows opening onto a full width decked seating area with outdoor bar which is ideal for entertaining during the summer months. There is an expanse of lawn beyond with surrounding mature trees all of which combines to create a private and attractive setting. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

The well presented interior includes a wide entrance hall with spindle balustrade staircase and to one side a sitting room which is also used as an office and may prove invaluable for those who choose to work from home. An elegant living room with the focal point of a contemporary fireplace is over 24' in length and opens onto the dining area through bi-folding glazed doors. The superb dining kitchen is fitted with high gloss white units and incorporates a peninsula breakfast bar alongside a range of integrated appliances whilst providing ample space for a dining suite and overlooking the delightful rear gardens. There is a useful utility room and an adjoining cloakroom/WC completes the ground floor accommodation.

At first floor level the excellent primary suite comprises double bedroom with fitted wardrobes and fully tiled en suite shower room/WC. There are two further double bedrooms, generous single bedroom and modern family bathroom/WC.

Externally a wide block paved driveway provides off road parking for four cars.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque double glazed/panelled woodgrain effect composite front door.

#### ENTRANCE HALL

Spindle balustrade staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.

#### SITTING ROOM

11'6" x 8'11" (3.51m x 2.72m)

PVCu double glazed oriel bay window to the front. Laminate wood flooring. Radiator.

#### LIVING ROOM

24'4" x 11' (7.42m x 3.35m)

Contemporary wall mounted electric fire. PVCu double glazed bay window to the front. Laminate wood flooring. Two radiators. Glazed bi-folding doors to:

#### DINING KITCHEN

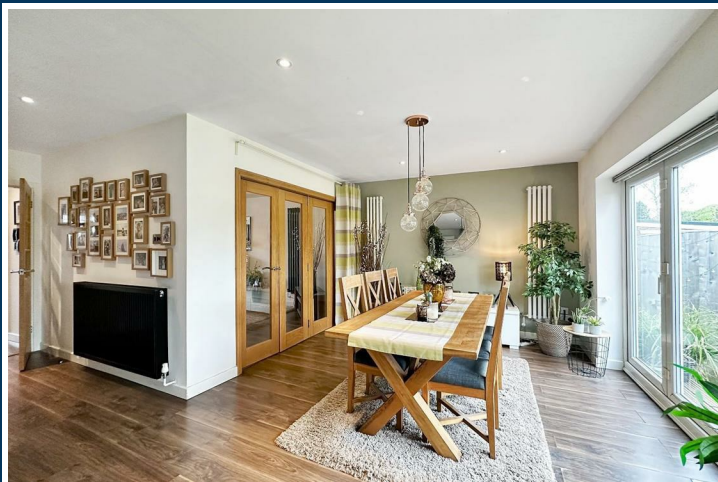
26'11" x 20' (8.20m x 6.10m)

Fitted with high gloss white wall and base units beneath wood effect heat resistant work-surfaces and inset 1½ bowl composite drainer sink with professional style mixer tap. Peninsula breakfast bar. Integrated appliances include a double electric oven/grill, four zone induction hob with angled cooker hood above and dishwasher. Recess for an American style fridge/freezer. Ample space for a dining suite. PVCu double glazed bi-folding windows to the rear. PVCu double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Three radiators.

#### UTILITY ROOM

11'10" x 5'7" (3.61m x 1.70m)

With the continuation of the kitchen units, work-surfaces and flooring. Inset stainless steel drainer sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Recessed LED lighting.



## CLOAKROOM/WC

8'2" x 2'11" (2.49m x 0.89m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Laminate wood flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR

### LANDING

Spindle balustrade. Access to the partially boarded loft space via a folding ladder. Recessed LED lighting.

### BEDROOM ONE

14'6" x 10'5" (4.42m x 3.18m)

Full length range of fitted wardrobes with sliding doors containing hanging rails and shelving. PVCu double glazed window to the rear. Radiator.

### EN SUITE SHOWER ROOM/WC

8'9" x 4'5" (2.67m x 1.35m)

Fully tiled and fitted with a white/chrome semi recessed wash basin with mixer tap and cantilevered WC with concealed cistern. Wide corner enclosure with thermostatic shower. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the front. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

### BEDROOM TWO

13'11" x 10'2" (3.96m x 3.10m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

10'2" x 10' (3.10m x 3.05m)

Contemporary built-in wardrobes with sliding doors containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

### BEDROOM FOUR

10'9" x 6'8" (3.28m x 2.03m)

PVCu double glazed window to the rear. Radiator.

### BATHROOM/WC

8'3" x 6'2" (2.51m x 1.88m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Shaver point. Radiator.

### OUTSIDE

Outbuilding of timber construction designed to create a home bar with light and power supplies.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

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

### COUNCIL TAX

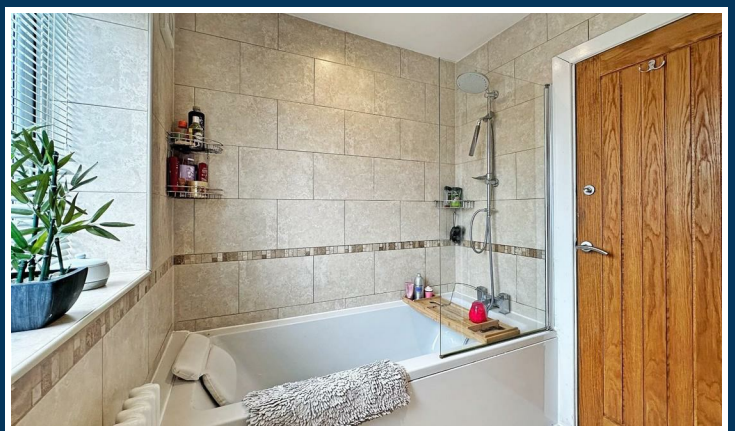
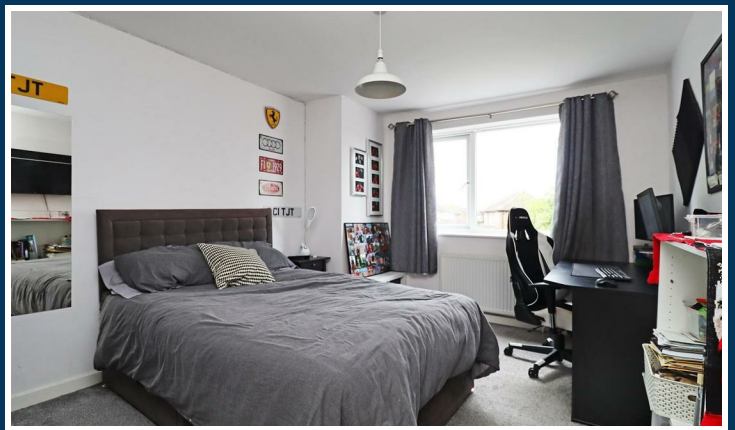
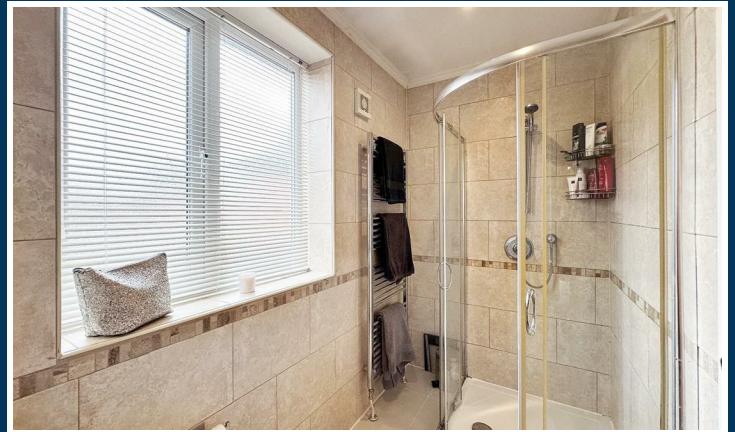
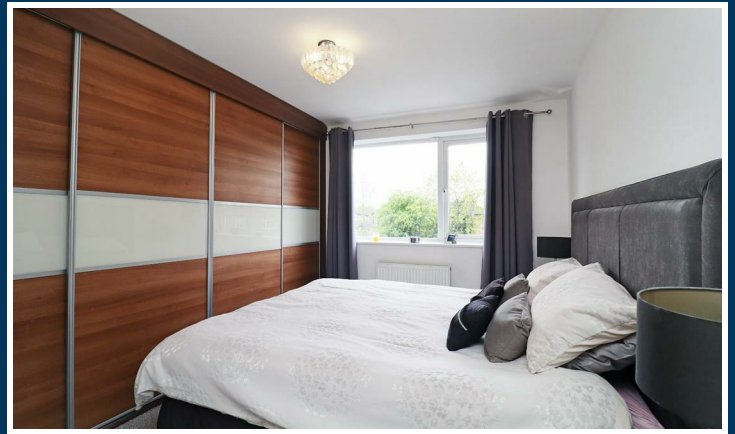
Band C

### NOTE

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

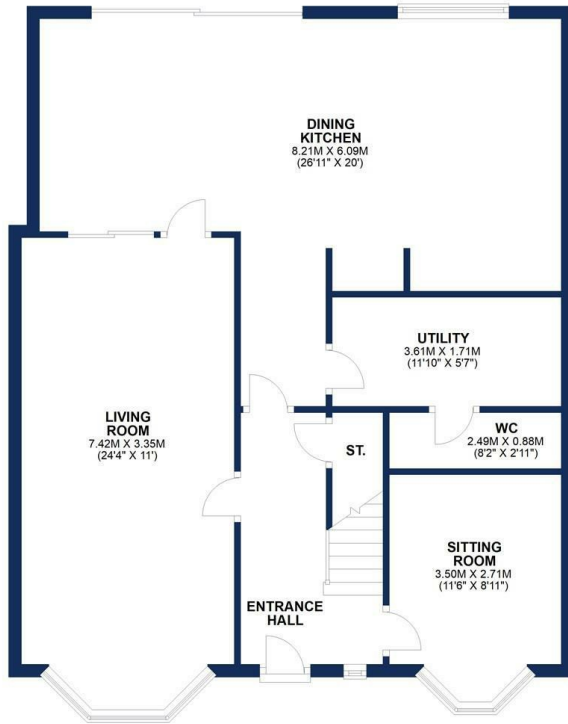
### EPC

Rating: C

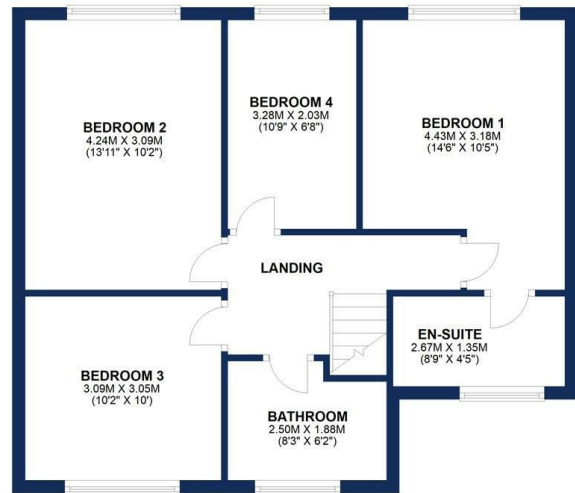


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**GROUND FLOOR**  
APPROX. 85.8 SQ. METRES (923.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 57.3 SQ. METRES (617.2 SQ. FEET)



TOTAL AREA: APPROX. 143.1 SQ. METRES (1540.7 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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