



57 ARDERNE ROAD | TIMPERLEY

£475,000

An extended traditional bay fronted semi detached family home in a popular residential location. The superbly presented accommodation briefly comprises entrance hall, large living room opening onto a full width open plan sitting/dining room with doors onto the rear garden, fitted kitchen with access to an adjacent store/utility, cloakroom/WC, four bedrooms and family bathroom/WC. Off road parking within the driveway and south westerly facing lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 6HW

DESCRIPTION

This attractive bay fronted semi detached family home is ideally located a short distance from Timperley village centre and approximately 1 1/2 miles distant from the more comprehensive shopping centre of Altrincham. The property is also well placed being within the catchment area of highly regarded primary and secondary schools. Timperley Metrolink station is within easy reach on Park Road and provides a commuter service into Manchester.

This superbly proportioned and presented accommodation has been extended and re-planned to create superb living space throughout. The entrance hall leads onto an excellent living room over 21' in length and with double doors leading onto an impressive open plan sitting/dining room. This space has double doors leading onto the south westerly facing gardens at the rear and also opens onto the kitchen fitted with a comprehensive range of light wood units. Adjacent to the kitchen is a large store room/utility and the ground floor accommodation is completed by the cloakroom/WC.

At first floor level there are four bedrooms serviced by the family bathroom/WC.

To the front of the property the driveway provides off road parking whilst to the rear the private gardens incorporate a patio seating area with delightful lawns beyond with fence borders. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door with leaded and stained glass opaque window adjacent. Radiator. Laminate flooring. Spindle balustrade staircase to first floor. Telephone point.

LIVING ROOM

21'7" x 10'6" (6.58m x 3.20m)

With PVCu double glazed bay window to the front. Double glass panelled doors to open plan sitting/dining room. Radiator. Picture rail. Laminate flooring. Television aerial point.

KITCHEN

12'9" x 8'10" (3.89m x 2.69m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven. Extractor hood. Plumbing for dishwasher. Tiled splashback. Laminate flooring. Recessed low voltage lighting.

SITTING/DINING ROOM

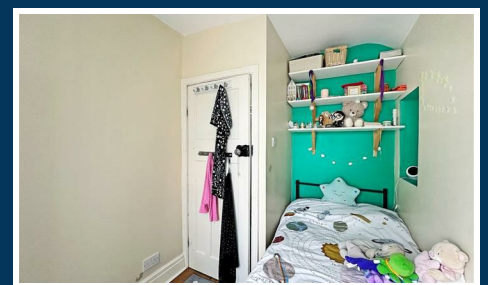
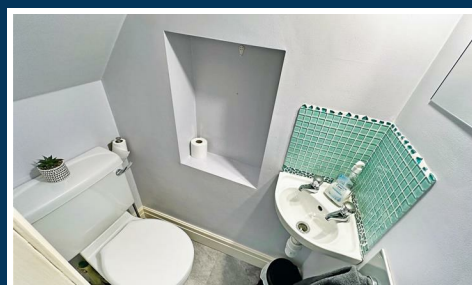
20'4" x 12'2" (6.20m x 3.71m)

With ample space for living and dining suites. Space for American style fridge freezer. PVCu double glazed double doors provide access onto the south westerly facing rear gardens. Radiator. Television aerial point. Two Velux windows to the rear.

STORE/UTILITY

8'6" x 6'7" (2.59m x 2.01m)

With wall and base units. Plumbing for washing machine. Space for dryer. Wall mounted Worcester combination gas central heating boiler.



CLOAKROOM

With WC and wash hand basin. Tiled splashback.

FIRST FLOOR

LANDING

Skylight.

BEDROOM 1

12'7" x 10'0" (3.84m x 3.05m)

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

BEDROOM 2

9'10" x 9'2" (3.00m x 2.79m)

PVCu double glazed window to the rear. Laminate flooring. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

12'9" x 6'7" (3.89m x 2.01m)

PVCu double glazed window to the front and rear. Laminate flooring. Television aerial point. Radiator.

BEDROOM 4

9'0" x 6'5" (2.74m x 1.96m)

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

BATHROOM

6'6" x 5'4" (1.98m x 1.63m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Opaque PVCu double glazed window to the front.

OUTSIDE

To the front of the property the block paved driveway provides off road parking and has hedge borders. To the rear the property benefits from lawned gardens with fence borders all with south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

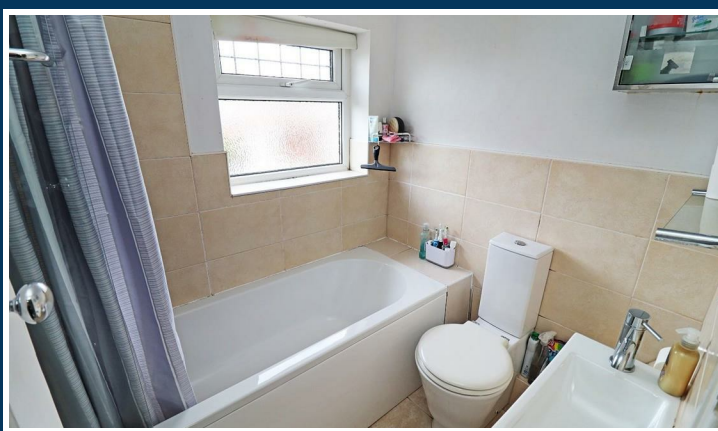
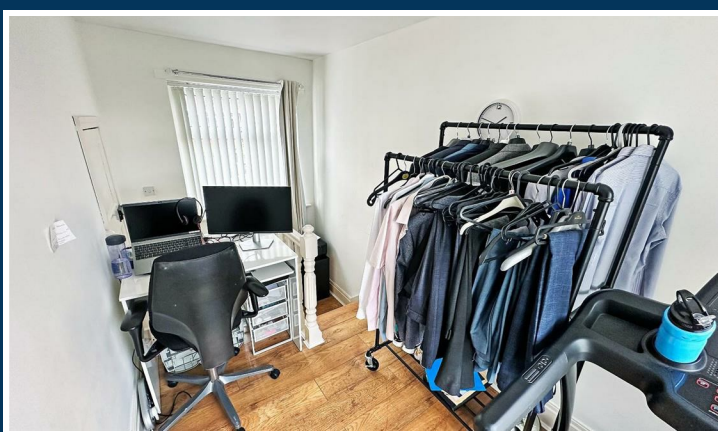
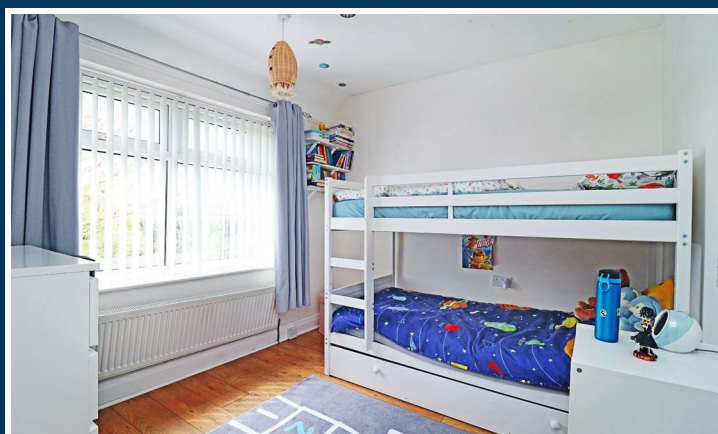
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TENURE

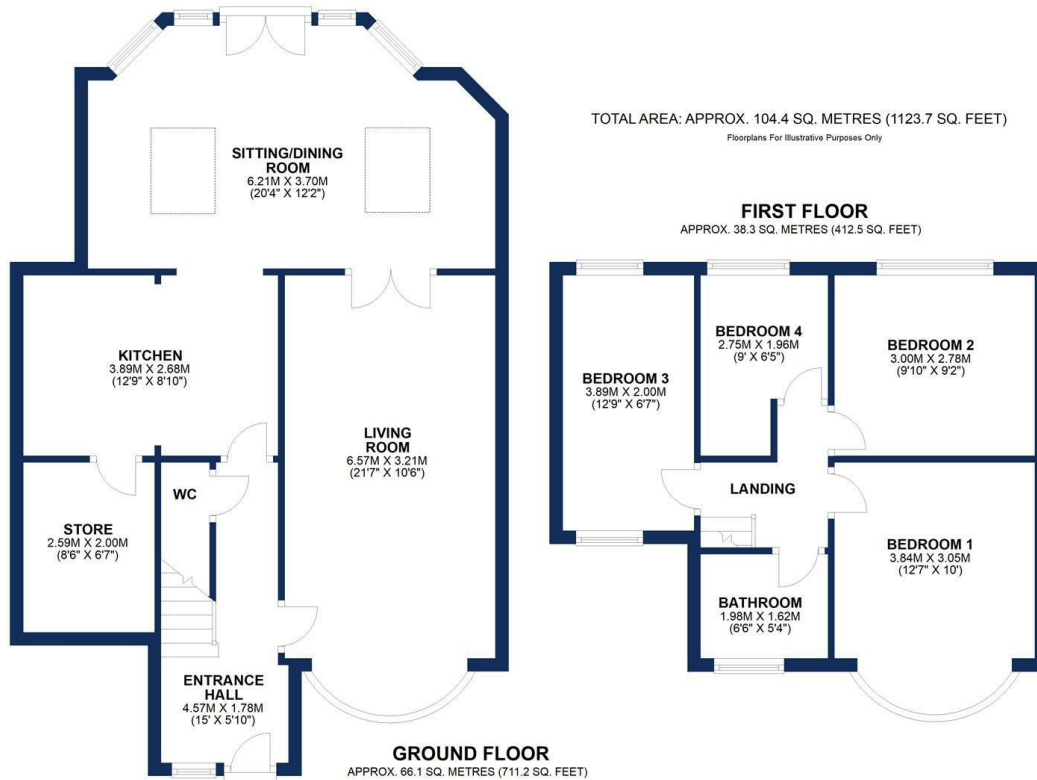
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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