



6 EATON DRIVE | TIMPERLEY

OFFERS OVER £485,000

A traditional semi detached family home that has been extended to provide well proportioned living space presented to a high standard which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room, extended dining kitchen to the rear with doors onto the gardens, three bedrooms and contemporary bathroom/WC to the first floor. Off road parking within the gravelled driveway to the front whilst to the rear the gardens incorporate a decked seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.



**POSTCODE: WA15 6DB**

## DESCRIPTION

This traditional semi detached family home has been re-modelled and extended over the years to create a beautifully presented home which needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which provides access onto the front sitting room with fitted storage and bay window. Towards the rear of the property the extension has created a superb full width dining kitchen fitted with a comprehensive range of cream units and full range of integrated appliances with doors leading onto the south facing rear gardens. To the first floor there are three bedrooms and modern family bathroom/WC complete with separate tiled shower cubicle.

Towards the front of the property the gravelled driveway provides off road parking whilst to the rear is a decked seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of a detached garage with double doors to the front.

The property is ideally positioned being within the catchment area of highly regarded primary and secondary schools and with local shops on Riddings Road and Woodhouse Lane East. Timperley village is close by also Timperley Metrolink station providing a commuter service into Manchester.

A superb family home in an excellent location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Glass panelled composite front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Picture rail. Under stairs storage cupboard.

#### SITTING ROOM

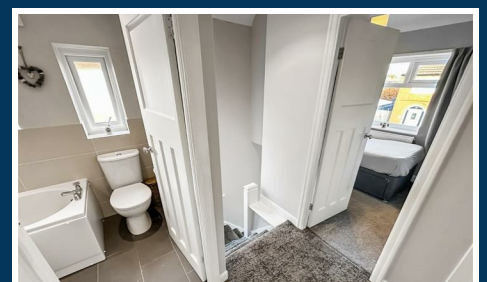
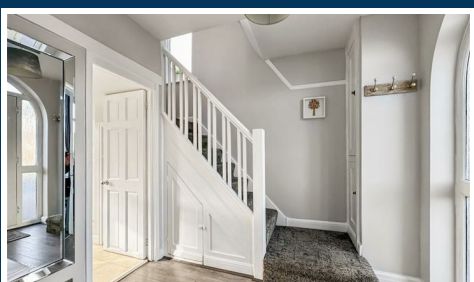
**17'0 x 11'0 (5.18m x 3.35m)**

PVCu double glazed bay window to the front. Fitted storage cupboard and shelving. Radiator. Television aerial point. Telephone point.

#### DINING KITCHEN

**18'11 x 17'8 (5.77m x 5.38m)**

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated double oven/grill plus 4 ring hob with stainless steel splash back and extractor fan. Integrated fridge freezer, dishwasher and washing machine. Under stairs storage cupboard. PVCu double glazed window to the rear. Three Velux windows to the rear. PVCu double glazed double doors provide access to the decked seating area with lawned gardens beyond. Recessed low voltage lighting. Tiled floor. Two radiators. Television aerial point. Tiled splashback. The dining kitchen also benefits from a fitted office desk area



## FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded, carpeted loft space with velux window, lighting and electricity sockets.

## BEDROOM 1

13'9 x 10'8 (4.19m x 3.25m)

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

## BEDROOM 2

10'11 x 7'11 (3.33m x 2.41m)

PVCu double glazed window to the rear. Fitted wardrobe. Radiator.

## BEDROOM 3

7'9 x 7'5 (2.36m x 2.26m)

PVCu double glazed window to the front. Fitted storage cupboard. Radiator.

## BATHROOM

7'8 x 7'7 (2.34m x 2.31m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, wash hand basin and WC. Half tiled walls. Two opaque PVCu double glazed windows to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

### DETACHED GARAGE

Double doors to the front. Window to the side and back and electricity point/sockets to the rear.

To the front of the property the gravelled driveway provides off road parking and has fenced borders. Towards the rear and accessed via the impressive kitchen is a decked seating area with delightful lawns beyond with mature hedge and fence borders all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

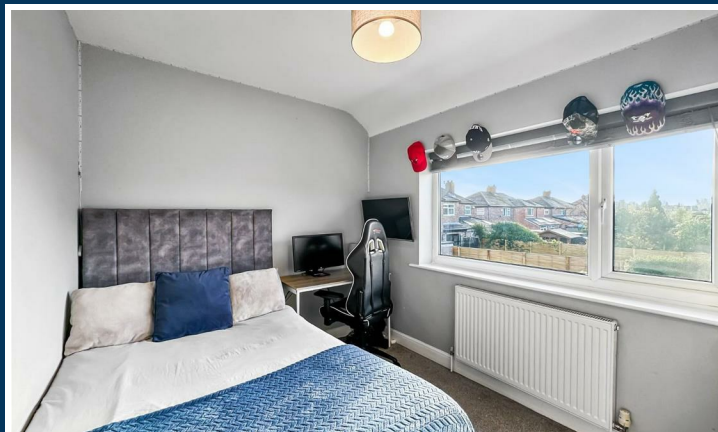
Trafford Band "C"

## 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.

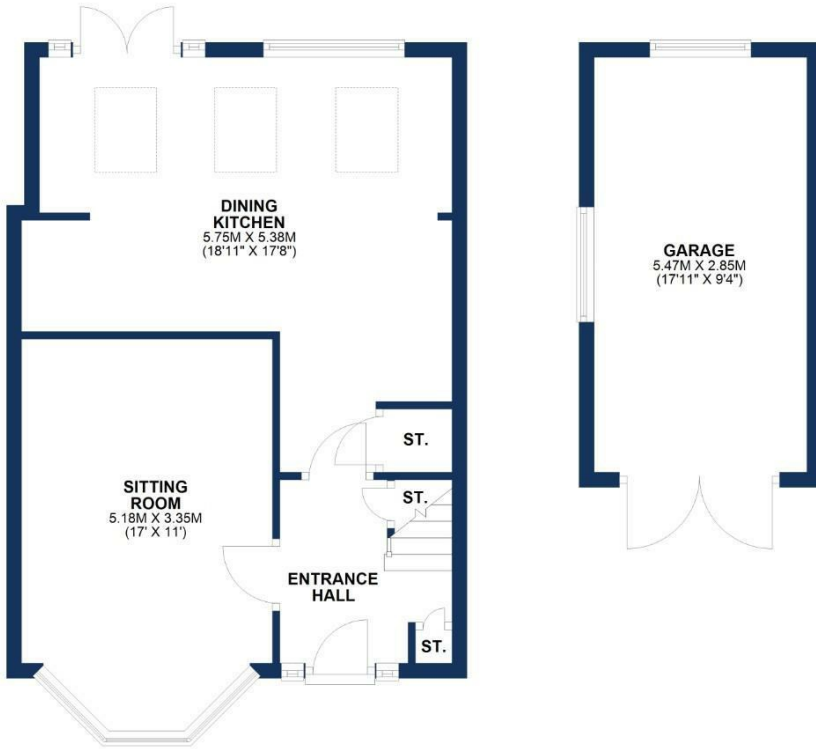


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### GROUND FLOOR

APPROX. 62.3 SQ. METRES (670.8 SQ. FEET)



### FIRST FLOOR

APPROX. 34.5 SQ. METRES (371.7 SQ. FEET)



TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.5 SQ. FEET)

Floorplan for illustrative purposes only



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