



## 11 KENDAL CLOSE | TIMPERLEY

OFFERS OVER £425,000

This modern detached family home is beautifully presented throughout and offers superbly proportioned accommodation that needs to be seen to be appreciated. The accommodation briefly comprises entrance vestibule, large sitting room with adjacent study/playroom, impressive L shaped living dining kitchen with double doors to the rear gardens, three well proportioned bedrooms and bathroom/WC to the first floor. Off road parking within the driveway which has adjacent lawned gardens and gated access to the rear. The gardens to the rear incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds.



POSTCODE: WA15 7EU

## DESCRIPTION

Occupying an enviable position towards the head of this family orientated cul de sac this is a fine example of and beautifully presented extended detached family home.

The property stands within mature gardens incorporating a large paved area with delightful lawned gardens beyond surrounded by well stocked flowerbeds and fence borders. To the front of the property the flagged drive provides off road parking and has an adjacent lawned garden and gated access towards the rear.

The accommodation is beautifully presented throughout and features a large entrance vestibule leading onto a superb sitting room and the garage has been converted to create an adjacent separate study/playroom. The focal point of the house is the living dining kitchen to the rear fitted with a comprehensive range of grey units and with ample space for living and dining suites and with two sets of double doors providing access to the attractive rear gardens. To the first floor there are three excellent bedrooms and family bathroom/WC.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with shopping facilities and a commuter service into Manchester available with Timperley village being approximately 1 1/2 miles distant and Altrincham town centre approximately 1 3/4 miles distant.

A superb family home in a sought after location and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Composite front door. Laminate flooring. Ceiling cornice.

#### SITTING ROOM

**23'9" x 11'0" (7.24m x 3.35m)**

A superb reception room with PVCu double glazed window to the front. Radiator. Laminate flooring. Sliding doors providing access to the rear dining area.

#### LIVING DINING KITCHEN

**20'2" x 18'11" (6.15m x 5.77m)**

Fitted with a comprehensive range of grey wall and base units with work surfaces over incorporating 1 1/2 bowl enamel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring hob with extractor hood over. Integrated fridge freezer, dishwasher and plumbing for washing machine. Tiled splashback. Space for living and dining suites. Laminate wood flooring. Two radiators. Two sets of PVCu double glazed double doors leading onto the rear garden.

#### STUDY/PLAYROOM/BEDROOM 4

**15'6" x 7'5" (4.72m x 2.26m)**

With PVCu double glazed window to the front. Laminate flooring. Recessed low voltage lighting. Radiator. Television aerial point. Data point. Cupboard housing combination gas central heating boiler.

### FIRST FLOOR



## LANDING

Radiator. Loft access hatch with pull down ladder to loft space.

## BEDROOM 1

12'9" x 10'1" (3.89m x 3.07m)

With PVCu double glazed window to the front. Radiator. Ceiling cornice.

## BEDROOM 2

10'10" x 10'4" (3.30m x 3.15m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'6" x 8'11" (2.90m x 2.72m)

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

## BATHROOM

9'6" x 8'7" (2.90m x 2.62m)

With a modern white suite with chrome fittings comprising panelled bath, walk in shower enclosure, WC and vanity wash basin. Tiled floor and splashback. Chrome heated towel rail. Two opaque PVCu double glazed windows to the rear. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent lawned garden with gated access towards the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with fence borders and well stocked flowerbeds.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

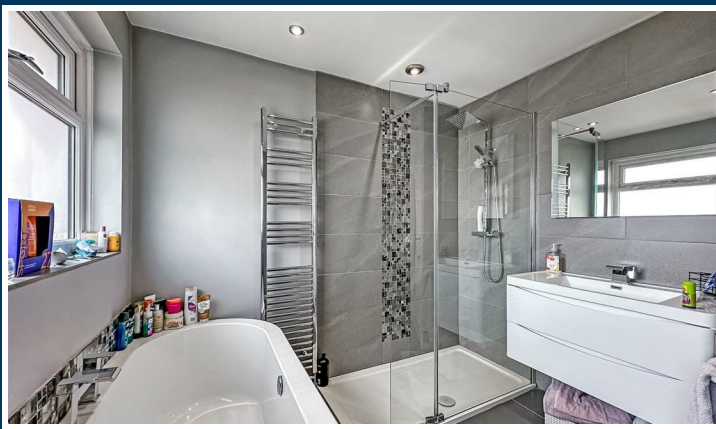
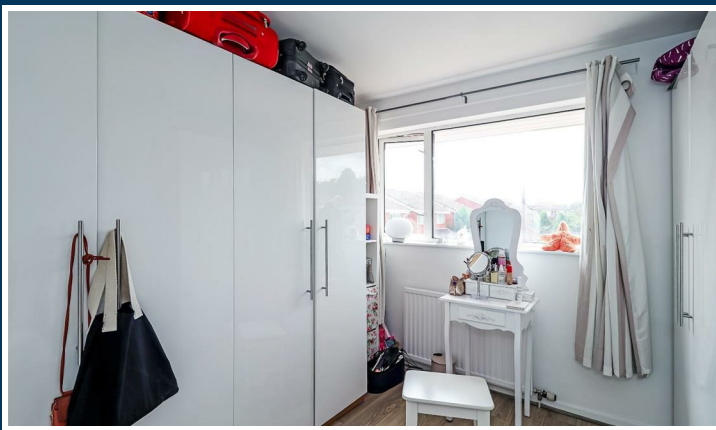
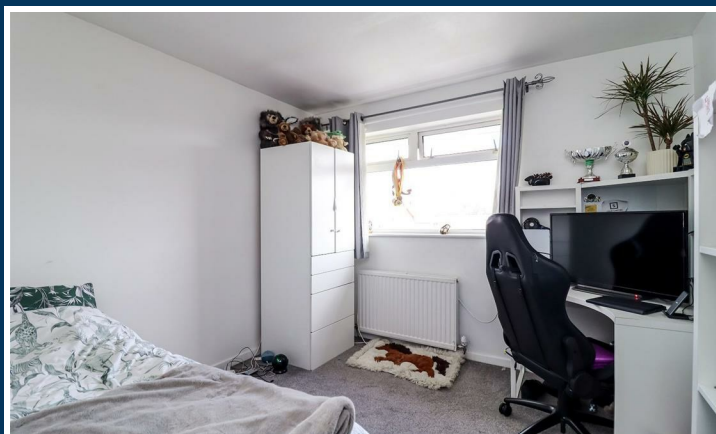
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## TENURE

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.

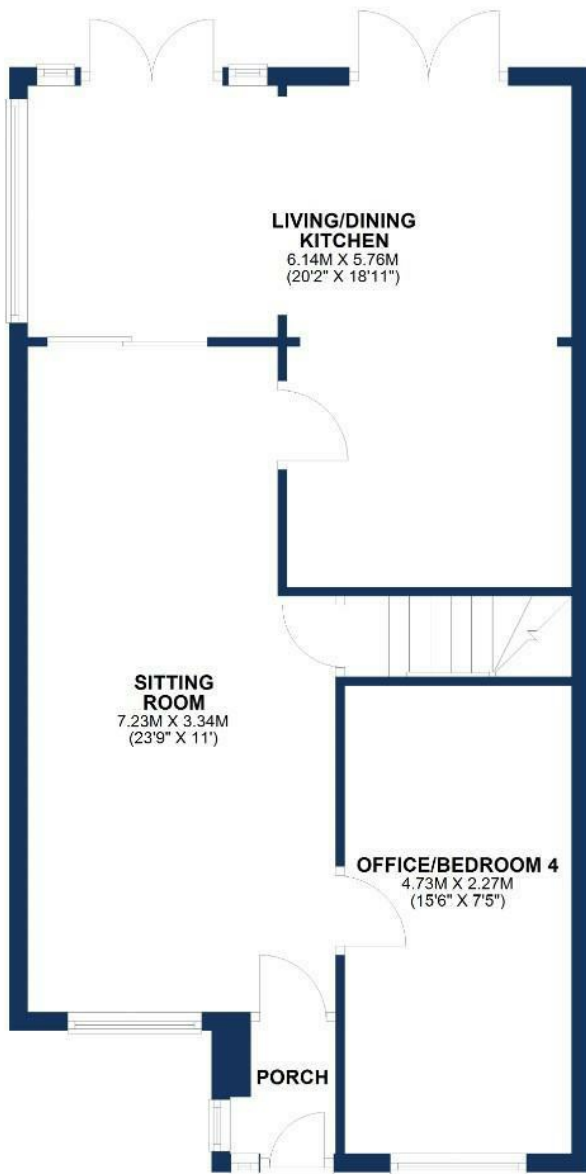


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## GROUND FLOOR

APPROX. 64.9 SQ. METRES (699.1 SQ. FEET)



## FIRST FLOOR

APPROX. 42.7 SQ. METRES (459.4 SQ. FEET)



TOTAL AREA: APPROX. 107.6 SQ. METRES (1158.5 SQ. FEET)

Floorplan for illustrative purposes only



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