



## 12 KINGSLEY ROAD | ALTRINCHAM

£580,000

Fully renovated and extended in recent years this traditional semi detached family home offers superbly proportioned accommodation balanced with an excellent plot that needs to be seen to be appreciated. The accommodation briefly comprises recessed porch, entrance hall with storage cupboard, bay fronted sitting room, impressive open plan living dining kitchen with doors to the rear garden, separate utility room and cloakroom/WC. Three bedrooms and family bathroom/WC. Off road parking to the front with gated access to the side leading to the detached garage. There are also double gates providing access to further parking area. The gardens incorporate a patio seating area with delightful lawns beyond and further gravelled area also. The rear gardens benefit from a high degree of privacy and an aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

**POSTCODE: WA15 6RA**

## DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation comprises traditional features with contemporary fittings.

To the front of the property a recessed porch leads onto the welcoming entrance hall with under stairs storage cupboard and fitted storage within the staircase. From the entrance hall there is access to the bay fronted sitting room and to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of wall and base units plus central island with breakfast bar and also with doors leading onto the rear gardens. Off this open plan space is access to a separate utility room which has a door to the outside and the ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedrooms and contemporary family bathroom/WC.

To the front of the property the driveway provides off road parking and has gated access to the side leading to the detached garage. The rear gardens are a particular feature and accessed via the open plan space there is a patio seating area with delightful lawns beyond. Beyond this there is a further gravelled area with steps leading to a further raised gravel area accessed via double gates from Stoney Bridge Lane and providing substantial further parking. The rear gardens benefit from an aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and with Timperley Metrolink station a little further distant and also lying within the catchment area of highly regarded primary and secondary schools.

A superb property, presented to an extremely high standard and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Glass panelled composite front door. Natural wood flooring. Radiator. Access to under stairs storage cupboard plus further storage built into the staircase.

#### SITTING ROOM

**11'11" x 11'3" (3.63m x 3.43m)**

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

#### OPEN PLAN LIVING DINING KITCHEN

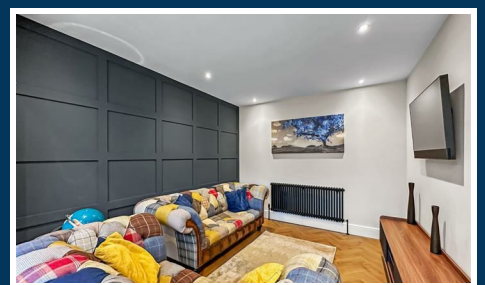
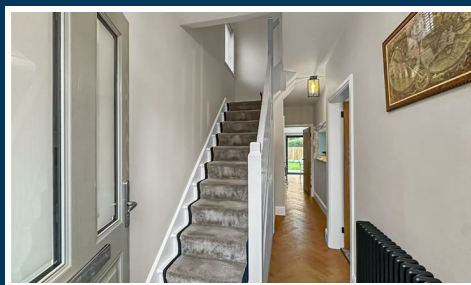
**25'0" x 23'9" (7.62m x 7.24m)**

An impressive open plan space with a range of dark wood wall and base units with natural wood work surfaces over incorporating 1 1/2 bowl sink unit. Central island provides further storage plus breakfast. Samsung combination microwave/oven. Samsung oven/grill. Induction hob with Neff extractor hood over. Integrated dishwasher and fridge freezer. Ample space for living and dining suites. PVCu double glazed window to the rear. Three Velux windows to the rear. Sliding doors provide access to the patio seating area. Television aerial point. Panelled walls to the living area. Natural wood flooring. Television aerial point. Telephone point. Radiator. Underfloor heating within the dining kitchen space.

#### UTILITY

**8'1" x 5'6" (2.46m x 1.68m)**

With work surface with storage beneath. Plumbing for washing machine. Space for dryer. PVCu double glazed window to the front. Composite door to the side. Underfloor heating.



## CLOAKROOM

Fitted with a white suite with contrasting black fittings comprising wash hand basin and WC. Recessed low voltage lighting. Extractor fan. Natural wood flooring.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

12'1" x 10'8" (3.68m x 3.25m)

With PVCu double glazed window to the rear overlooking the garden. Fitted wardrobes. Television aerial point. Radiator.

### BEDROOM 2

10'10" x 10'8" (3.30m x 3.25m)

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

### BEDROM 3

6'9" x 6'1" (2.06m x 1.85m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'5" x 6'1" (2.57m x 1.85m)

Fitted with a contemporary white suite with gold fittings comprising tiled shower enclosure, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

## DETACHED GARAGE

With up and over door to the front. Light and power.

To the front of the property the tarmac drive provides off road parking and there is gated access to the side leading to the garage. The gardens to the rear incorporate a patio seating area with superb lawns beyond. There is the added benefit of double gates from Stoney Bridge Lane providing access to a further gravelled parking area and there are external water and power points.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

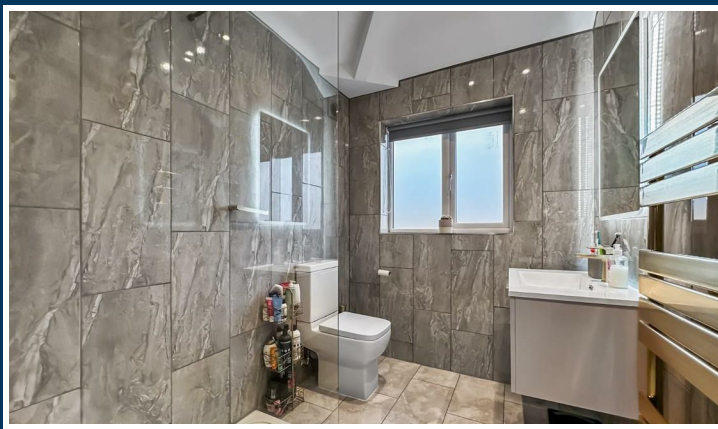
Trafford Band "C"

## TENURE

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

## NOTE

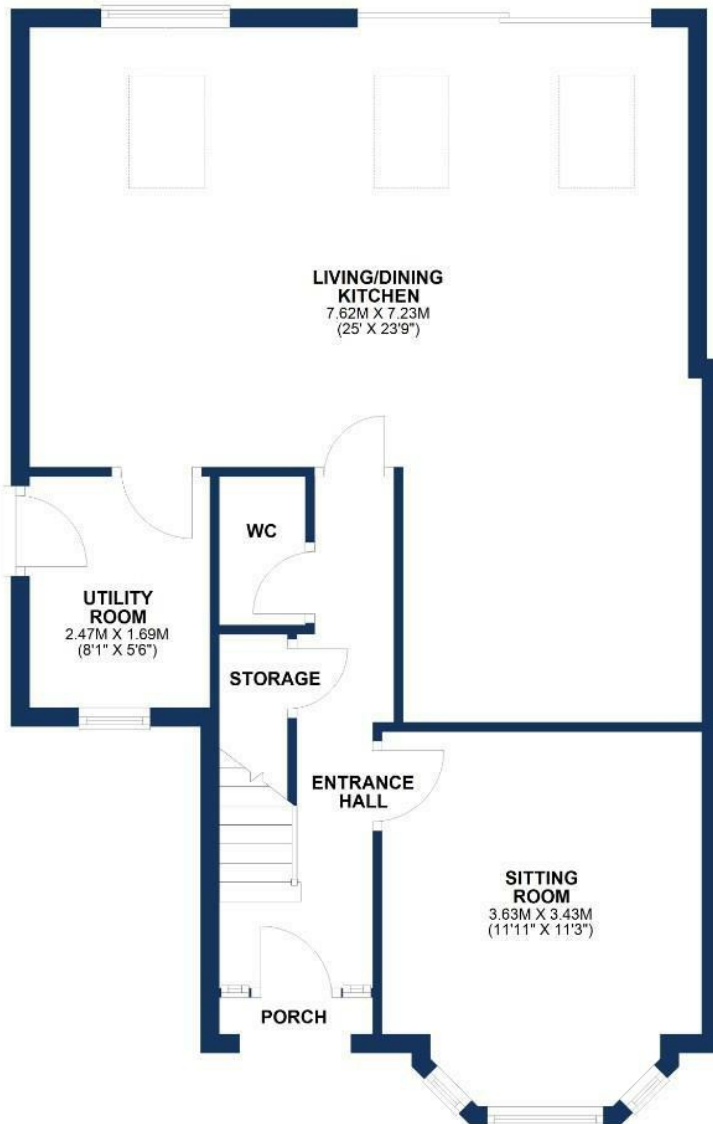
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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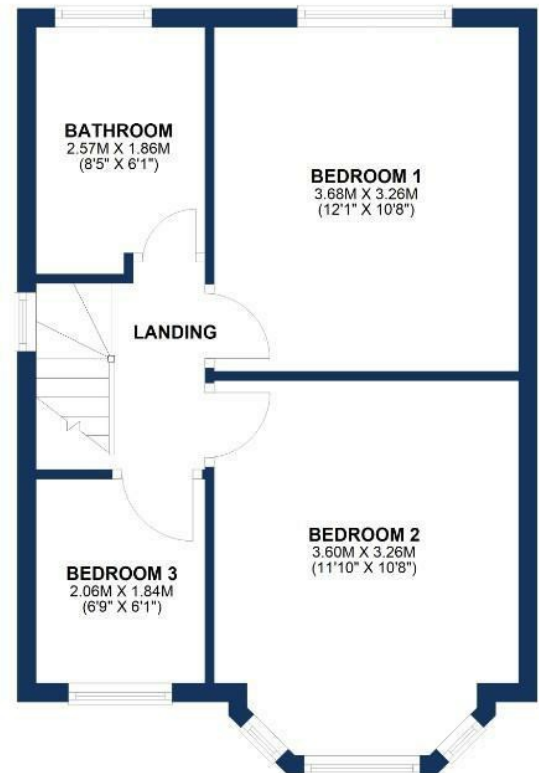
## GROUND FLOOR

APPROX. 71.6 SQ. METRES (770.4 SQ. FEET)



## FIRST FLOOR

APPROX. 37.9 SQ. METRES (408.3 SQ. FEET)



TOTAL AREA: APPROX. 109.5 SQ. METRES (1178.7 SQ. FEET)

Floorplan for illustrative purposes only



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