



I MILTON DRIVE | TIMPERLEY

OFFERS OVER £675,000

NO ONWARD CHAIN Constructed in 2014 by Altin Homes and forming part of the award winning Sylvan Point, this detached family home is superbly presented throughout with quality fittings and occupying an enviable corner plot. The accommodation briefly comprises welcoming entrance hall, large front sitting room, double doors from the hallway leading to the open plan living dining kitchen with Siematic kitchen and integrated appliances and with two sets of doors leading onto the side and rear gardens, cloakroom/WC, three bedrooms and family shower room/WC to the first floor and impressive principal suite to the second floor with dressing area and en-suite bathroom/WC. Ample off road parking within the driveway to the front and delightful south facing gardens to the side and rear. The property also has the added benefit of solar panels and air conditioning in specific rooms. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6AX

DESCRIPTION

This attractive contemporary family home was constructed by Altin Homes in 2014 and is one of six individual units making up Sylvan Point.

The accommodation is superbly proportioned and presented throughout featuring contemporary styling and high specification. Upon entering into the property there is a feeling of space within the hallway which provides access onto an impressive front sitting room whilst to the rear double doors lead onto an impressive open plan living dining kitchen. The kitchen is Siematic and has a full range of integrated appliances and breakfast bar. Doors from the living/dining area then lead onto the south facing gardens to the side and the lawned gardens to the rear. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the family shower room/WC fitted with a white Duravit suite and with Grohe shower. To the second floor the principal bedroom provides double bedroom with door leading onto a south facing balcony and there is also a dressing area with fitted wardrobes which in turn leads onto the en-suite bathroom/WC.

Externally there is ample off road parking within the block paved driveway. To the side and rear and accessed via the open plan living/dining area there is a patio seating area with delightful lawned gardens which benefit from a southerly aspect to enjoy the sun all day.

The property has also been upgraded in 2023 with the addition of solar panels (12 in total) providing a capacity of 5.1kWp with a 5.2kWp battery. The air conditioning system which has also been installed can be used as an air source heat pump providing cool air in the Summer months and alternative heating in Winter.

The location is ideal being within walking distance of Timperley Metrolink station and local shops on Woodhouse Lane East and Riddings Road. The property also lies within the catchment area of highly regarded primary and secondary schools. Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed glass panelled front door. Stairs to first floor with glass balustrade. Radiator. Recessed low voltage lighting. Cupboard housing combination gas central heating boiler. Plumbing for washing machine with under stairs storage area.

CLOAKROOM

Fitted with a white suite with chrome fittings comprising WC and wash hand basin. Opaque PVCu double glazed window to the side. Radiator. Laminate wood flooring. Extractor fan.

SITTING ROOM

With PVCu double glazed picture window to the front and side. Additional PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Data point.

OPEN PLAN LIVING DINING KITCHEN

Accessed via double doors from the hall way and comprising:

LIVING/DINING AREA

With sliding PVCu double glazed doors to the side and rear gardens. Laminate wood flooring. Ample space for living and dining suites. Two radiators. Recessed low voltage lighting. Air conditioning unit. Television aerial point. Data point. Recessed low voltage lighting. Opening to:

KITCHEN

Fitted with Siematic units with work surface over incorporating stainless steel sink unit. Integrated Siemens oven/grill and combination microwave oven and Bosch induction hob with stainless steel extractor hood. Integrated full height Electrolux fridge. Integrated Bosh dishwasher. Tiled floor and splashback. Recessed low voltage lighting. PVCu double glazed window to the rear.



FIRST FLOOR

LANDING

Laminate flooring. Opaque PVCu double glazed window to the side and front. Glass balustrade staircase to second floor. Recessed low voltage lighting. Radiator.

BEDROOM 2

13'1" x 10'1" (3.99m x 3.07m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator. Television aerial point. Data point. Air conditioning unit.

BEDROOM 3

9'7" x 9'5" (2.92m x 2.87m)

PVCu double glazed windows to the side and rear. Fitted wardrobes. Television aerial point. Data point. Radiator. Air conditioning unit.

BEDROOM 4

9'7" x 6'10" (2.92m x 2.08m)

Opaque PVCu double glazed window to the rear. Radiator. Television aerial point. Data point.

BATHROOM

9'11" x 6'2" (3.02m x 1.88m)

Fitted with a contemporary white suite by Duravit comprising WC and vanity wash basin. There is a separate tiled shower cubicle with Grohe shower. Chrome heated towel rail. Part tiled walls and tiled floor. PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

LANDING

Fitted storage cupboard. Decorative recess.

BEDROOM 1

20'5" x 13'11" (6.22m x 4.24m)

With Velux window to the side and PVCu double glazed door providing access to the south facing balcony. Radiator. Television aerial point. Telephone point. Data point. Opening to a dressing area with fitted wardrobes and recessed low voltage lighting and leading to:

EN-SUITE

With a Duravit suite comprising bath with shower attachment, large walk in shower enclosure, wash basin and WC. Chrome heated towel rail. Velux window to the side. Tiled floor and part tiled walls. Recessed low voltage lighting. Extractor fan. Access to large airing cupboard housing pressurised hot water system.

OUTSIDE

To the front of the property the block paved drive provides off road parking and has an adjacent lawned garden. To the side and rear and accessed via the open plan living/dining area there are gardens laid mainly to lawn 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

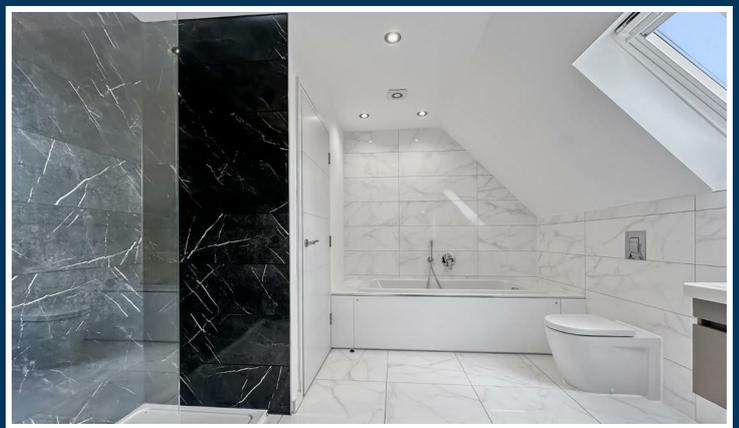
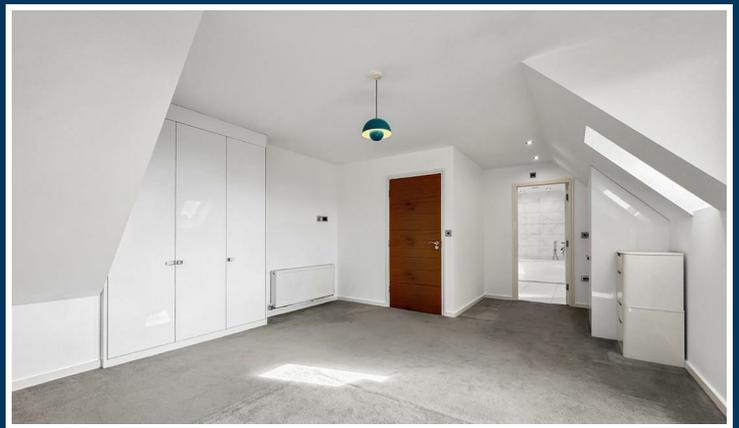
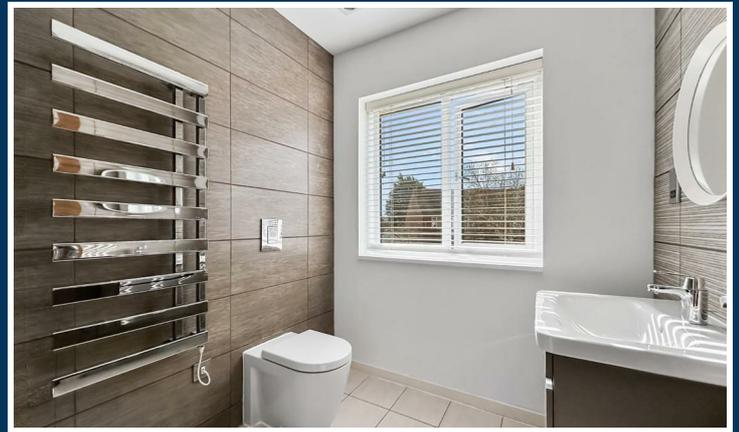
Trafford Band "F"

TENURE

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

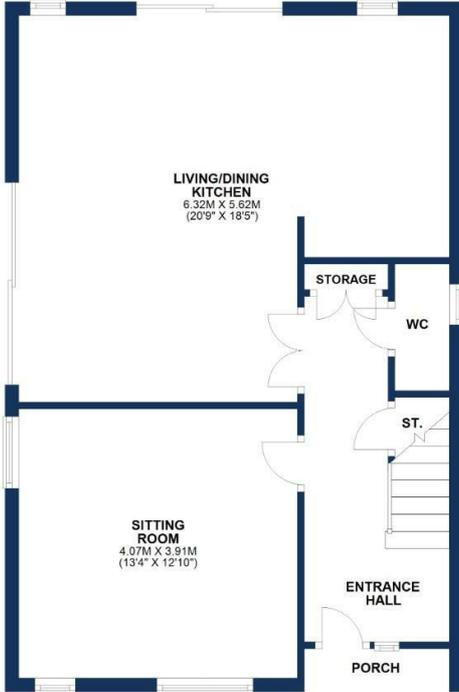
NOTE:

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



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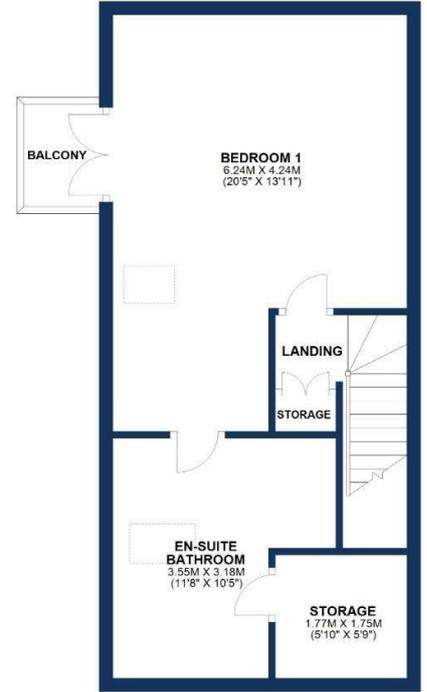
GROUND FLOOR
APPROX. 60.6 SQ. METRES (652.2 SQ. FEET)



FIRST FLOOR
APPROX. 49.3 SQ. METRES (531.0 SQ. FEET)



SECOND FLOOR
APPROX. 43.6 SQ. METRES (469.7 SQ. FEET)



TOTAL AREA: APPROX. 153.6 SQ. METRES (1652.8 SQ. FEET)
Floorplan for illustrative purposes only



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