



**28 GREEN DRIVE | TIMPERLEY**

**OFFERS IN THE REGION OF £750,000**

A superbly proportioned semi detached family home in a sought after location. Entrance hall, front living room with solid fuel burner, open plan living/dining kitchen to the rear with access to the gardens, separate utility room and downstairs cloakroom/WC, five bedrooms and bathroom plus separate shower room. Off road parking to the front and access to the integral garage. Superb lawned gardens to the rear enjoying a high degree of privacy. Viewing is essential to appreciate the proportions of the accommodation on offer.

**POSTCODE: WA15 6JW**

## DESCRIPTION

This traditional semi detached family home occupies an enviable position within mature tree lined surroundings. The property has been extended to provide well proportioned and balanced accommodation over 2 floors and with superb gardens to the rear.

The entrance hall provides access onto the front living room which has a focal point of a solid fuel burner and with double glass panelled doors leading on to the open plan living/dining kitchen. The kitchen is fitted with a comprehensive range of units and complete with breakfast bar and ample space for living and dining suites and with doors leading on to the attractive rear gardens. Adjacent to the kitchen is a separate utility room with cloakroom/WC off and access to the integral garage and also with door to the rear garden.

To the first floor there are five bedrooms all well proportioned and serviced by the family bathroom/WC and an additional shower room/WC.

Externally to the front of the property the gravel driveway provides off road parking and access to the garage. To the rear there is a large decked seating area with superb lawned gardens beyond all enjoying a high degree of privacy.

The property lies within a sought after location and within the catchment area of highly regarded primary and secondary schools with access to the surrounding network of motorways and shopping within the market town of Altrincham and the village of Timperley. Navigation Road and Timperley Metrolink stations are within easy reach.

An appointment to view is essential to appreciate the proportions of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled front door with matching double glazed side screen. Tiled floor.

#### ENTRANCE HALL

**12'3" x 6'32" (3.73 x 2.64)**

Glass panelled leaded effect front door. Laminate wood flooring. Stairs to first floor. Radiator.

#### LIVING ROOM

**14'8" x 12'3" (4.47 x 3.73)**

With a focal point of a solid fuel burner. Oak wood flooring. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point. Double glass panelled doors to:

#### OPEN PLAN LIVING/DINING KITCHEN

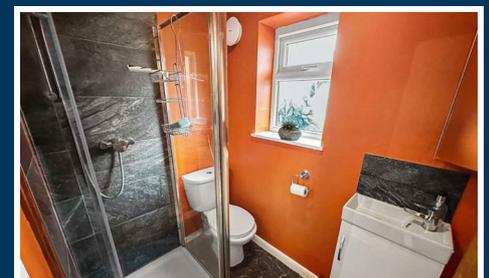
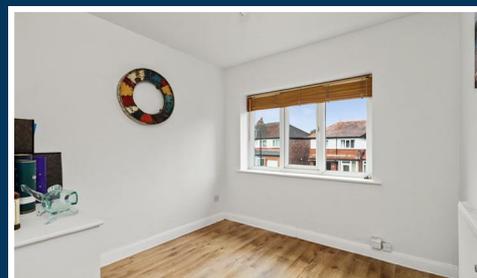
**21'8" x 16'10" (6.60m x 5.13m)**

With the kitchen area fitted with a comprehensive range of blue wall and base units with contrasting marble effect work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer and breakfast bar. Integrated double oven/grill plus 5 ring gas hob with stainless steel extractor hood. Space for dishwasher. Tiled floor. Three radiators. Two PVCu double glazed windows overlooking the rear garden. Two velux windows to the rear. Ample space for living and dining suites. Access to under stairs cupboard and PVCu double glazed doors provide access to the rear decked seating area with delightful lawned gardens beyond. Laminate flooring. Television aerial point.

#### UTILITY ROOM

**8'0" x 7'1" (2.44 x 2.16)**

With work surface incorporating stainless steel sink unit with drainer. Plumbing for washing machine. PVCu double glazed door and window to the rear. Radiator. Laminate flooring. Door to integral garage. Tiled splashback. Access to:



## WC

With low level WC. Opaque PVCu double glazed window to the side. Radiator.

## FIRST FLOOR

### LANDING

Two radiators. Loft access hatch.

### BEDROOM 1

14'0" into the bay x 11'11" (4.27 into the bay x 3.63)

PVCu double glazed bay window to the front. Radiator. Television aerial point. Mirror fronted wardrobes.

### BEDROOM 2

12'4" x 9'3" (3.76 x 2.82)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

10'4" x 8'4" (3.15 x 2.54)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 4

8'5" x 8'1" (2.57 x 2.46)

PVCu double glazed window to the front. Radiator. Laminate wood flooring. Telephone point.

### BEDROOM 5

8'0" x 6'1" (2.44 x 1.85)

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

## BATHROOM

8'5" x 6'0" (2.57 x 1.83)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Chrome radiator. Opaque PVCu double glazed window to the rear. Half tiled walls.

## SHOWER ROOM

5'10" x 4'4" (1.78 x 1.32)

With a suite comprising tiled shower cubicle, low level WC and vanity wash basin. Opaque PVCu double glazed window to the side. Radiator.

## OUTSIDE

### INTEGRAL GARAGE

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

To the front of the property the gravel driveway provides off-road parking and there is gated access to the side. To the rear and accessed via the utility room and the dining room there is a large decked seating area and patio seating area with superb lawned gardens beyond with well stocked flower beds and screened by a variety of mature trees and shrubs.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "E"

## TENURE

To be confirmed.

## NOTE

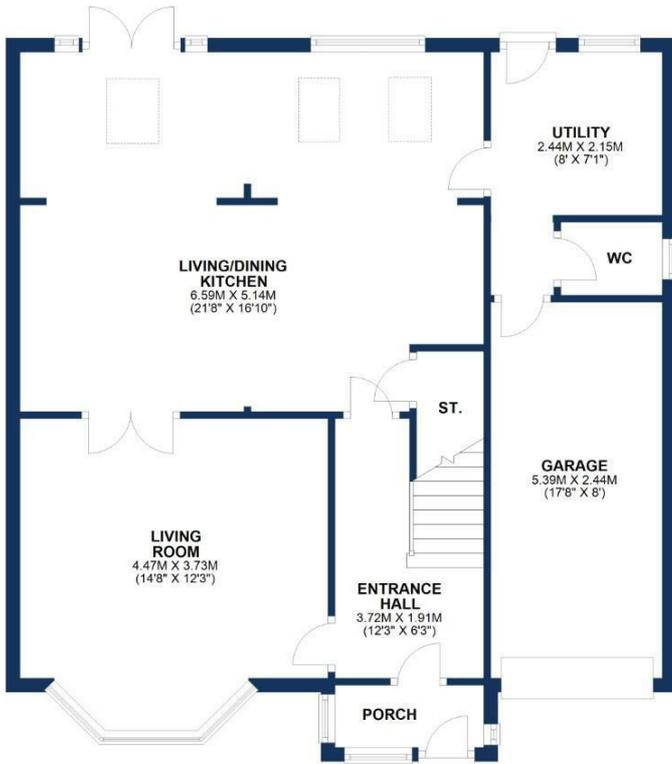
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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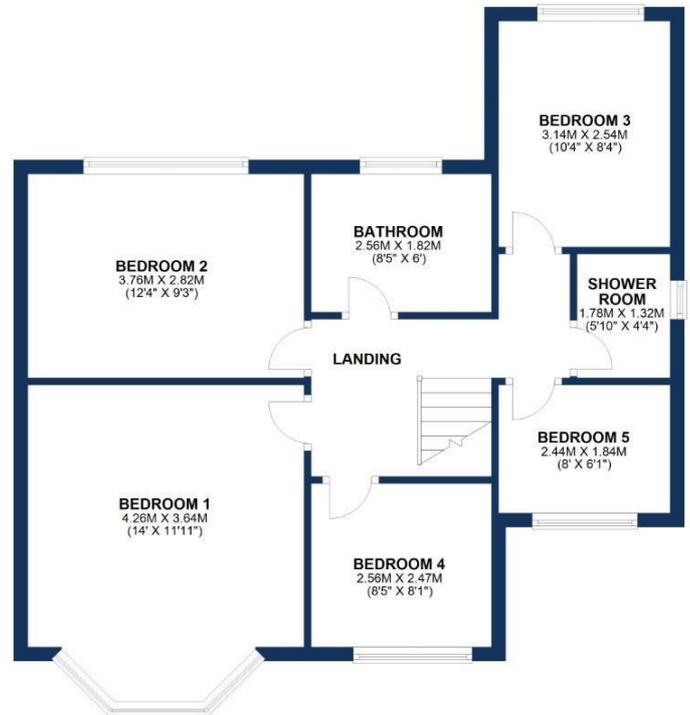
### GROUND FLOOR

APPROX. 84.6 SQ. METRES (910.1 SQ. FEET)



### FIRST FLOOR

APPROX. 62.9 SQ. METRES (677.2 SQ. FEET)



TOTAL AREA: APPROX. 147.5 SQ. METRES (1587.3 SQ. FEET)

Floorplan for illustrative purposes only



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