



1 LOWTHER AVENUE | TIMPERLEY

£625,000

****NO ONWARD CHAIN**** A superbly presented semi detached home in an enviable cul de sac location within easy reach of Timperley village centre and also within close proximity to The Willows Primary School and Wellington School. The accommodation briefly comprises welcoming entrance hall with access onto the full depth bay fronted sitting room to one side with doors to the rear gardens whilst to the other side is a full depth dining kitchen overlooking the rear gardens and with doors providing access to the side garden. The ground floor accommodation is completed by a large cloakroom with adjacent utility cupboard and also the WC. To the first floor the principal suite benefits from an en-suite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway and the property occupies an enviable corner plot with gardens to the side and rear laid mainly to lawn and with a large patio seating area between. The gardens are screened by mature hedges to provide a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 6ND

DESCRIPTION

A superbly presented and proportioned semi detached family home occupying an enviable corner plot within this quiet de sac location. Ideally positioned within the catchment area of highly regarded primary and secondary schools and specifically within close proximity to The Willows Primary School and Wellington School. The property also lies within easy reach of Timperley village centre and Altrincham town centre with extensive shopping facilities and Metrolink service into Manchester.

The accommodation is approached via a welcoming entrance hall which provides access to the full depth sitting room to one side. This is a bay fronted room with double doors leading onto the rear gardens. To the other side is a full depth fitted dining kitchen with a comprehensive range of units with adjacent pantry cupboard and with double doors leading to the lawned gardens at the side. The ground floor accommodation is completed by a large cloakroom with adjacent utility cupboard and also providing access onto the ground floor WC.

To the front of the property the principal bedroom benefits from fitted wardrobes and an adjacent en-suite shower room/WC. There are three further well proportioned bedrooms all serviced by the family bathroom/WC fitted with a modern white suite.

Externally the corner plot provides gardens to three sides and with the driveway to the front providing off road parking. The gardens incorporate a large patio seating area flanked by lawned gardens with mature hedge and fence borders to create a private setting.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

8'0" 6'9" (2.44m 2.06m)

With leaded and stained effect glass panelled composite door. Radiator. Stairs to first floor.

SITTING ROOM

21'0" x 10'11" (6.40m x 3.33m)

Running the full depth of the property with PVCu double glazed bay window to the front and PVCu double glazed double doors lead onto the rear garden. Recessed fireplace with tiled hearth. Two radiators. Television aerial point. Telephone point.

DINING KITCHEN

19'0" x 11'2" (5.79m x 3.40m)

Running the full depth of the property and fitted with a comprehensive range of wall and base units with quartz style work surface over incorporating 1 1/2 bowl Franke sink unit with drainer. Integrated oven/grill plus five ring induction hob with extractor hood over. Space for American style fridge freezer. Tiled floor. PVCu double glazed windows to the front and rear. PVCu double glazed double doors provide access to the side garden. Television aerial point. Two radiators. Adjacent pantry cupboard with fitted shelving and tiled floor.

CLOAKROOM

7'6" x 4'11" (2.29m x 1.50m)

A superb cloaks area with fitted storage cupboard. Adjacent utility cupboard with plumbing for washing machine. Radiator.



WC

With WC and wash hand basin. Opaque PVCu double glazed window to the rear. Half tiled walls. Cupboard housing combination gas central heating boiler.

FIRST FLOOR: LANDING

With loft access hatch with pull down ladder to loft space.

BEDROOM 1

13'8" x 8'11" (4.17m x 2.72m)

With PVCu double glazed window to the front. Radiator. Fitted wardrobes.

EN-SUITE

8'11" x 4'11" (2.72m x 1.50m)

With a suite comprising tiled shower enclosure, vanity wash basin and WC. Radiator. Opaque PVCu double glazed window to the rear. Tiled floor. Half tiled walls. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

10'11" x 9'7" (3.33m x 2.92m)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

10'11" x 9'1" (3.33m x 2.77m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 4

8'0" x 7'6" (2.44m x 2.29m)

PVCu double glazed window to the front. Radiator.

BATHROOM

9'1" x 6'7" (2.77m x 2.01m)

Fitted with a white suite with chrome fittings comprising bath with mixer shower, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Half tiled walls. Tiled floor.

OUTSIDE

To the front of the property off road parking is provided within the driveway and there is gated access to the side garden. To the side and rear the gardens incorporate a patio seating area with adjacent lawns with mature hedge and fence borders enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

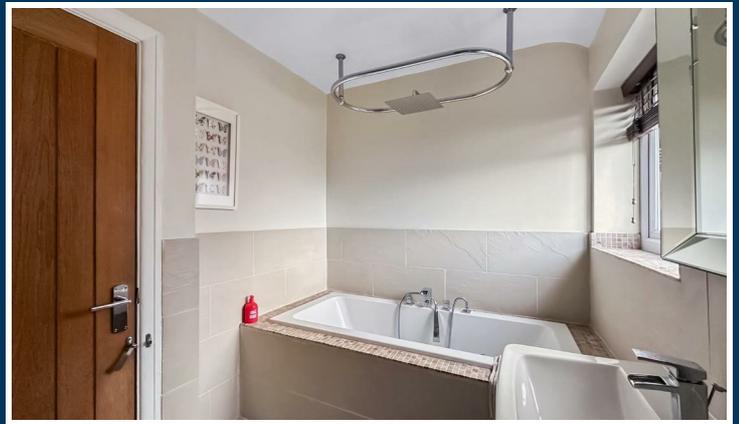
Trafford Band "D"

TENURE

We are informed the property is Freehold and subject to a rent charge of £7.50pa. This should be verified by your Solicitor.

NOTE

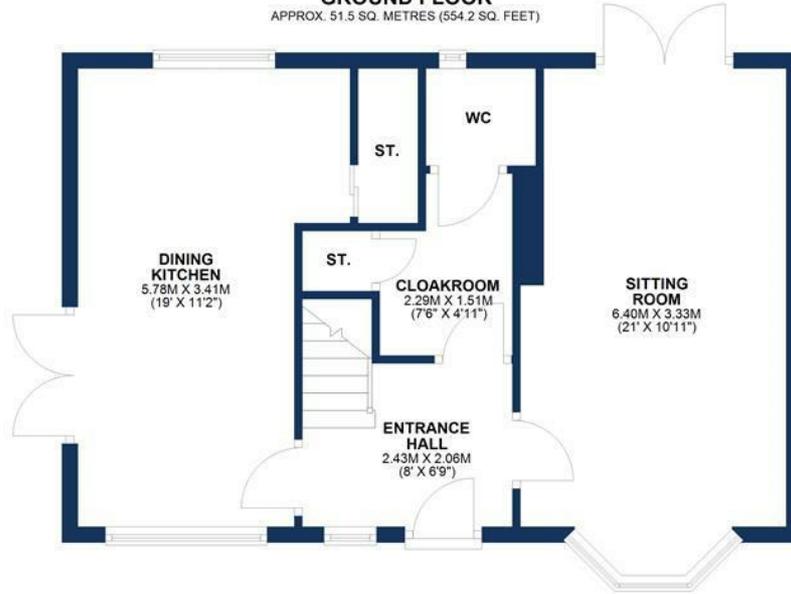
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 51.5 SQ. METRES (554.2 SQ. FEET)



FIRST FLOOR

APPROX. 52.0 SQ. METRES (559.7 SQ. FEET)



TOTAL AREA: APPROX. 103.5 SQ. METRES (1114.0 SQ. FEET)

Floorplan for illustrative purposes only



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