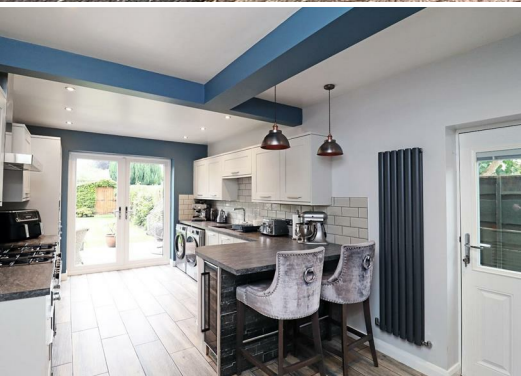




2 KINGSLEY ROAD | TIMPERLEY

£525,000

An immaculate extended traditional semi detached family home lying within a quiet cul de sac within walking distance of Timperley village centre. The accommodation briefly comprises recessed porch, entrance hall with understairs storage, bay fronted dining room, large sitting room to the rear with wood burning stove and doors onto the rear garden, impressive breakfast kitchen with door to the side and access to the cloakroom/WC, principal bedroom with en-suite shower room/WC plus two further double bedrooms serviced by the family bathroom and separate WC. Off road parking within the driveway and gated access to the side and rear. Immediately to the rear is a patio seating area with delightful lawned gardens beyond complete with pond with viewing window and storage shed. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 6RA

DESCRIPTION

A traditional semi detached family home that has been extended to provide superbly proportioned living space presented to a high standard and needing to be seen to be appreciated.

The accommodation is approached via a recessed porch leading onto a welcoming entrance hall with access to the understairs storage cupboard. Towards the front of the property is a bay fronted dining room whilst to the rear the accommodation has been extended to provide a superb sitting room with a focal point of a wood burning stove and with double doors leading onto the attractive rear gardens. The kitchen is fitted with a comprehensive range of white units complete with breakfast bar and again with doors leading onto the rear garden and also the side driveway. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the principal bedroom benefits from fitted wardrobes and also an adjacent shower room/WC fitted with a contemporary suite. There are two further excellent double bedrooms serviced by the family bathroom and separate WC fitted with a white suite with chrome fittings.

Externally to the front of the property the drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The gardens also incorporate an ornate pond with viewing window (can be removed if required). There is also a storage shed.

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

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Understairs storage cupboard.

DINING ROOM

11'8" x 11'4" (3.56m x 3.45m)

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

SITTING ROOM

22'0" x 10'8" (6.71m x 3.25m)

With a focal point of a wood burning stove with tiled insert and hearth. Natural wood flooring. PVCu double glazed double doors lead onto the attractive rear garden. Recessed low voltage lighting. Velux window to the rear. Television aerial point. Two radiators.

BREAKFAST KITCHEN

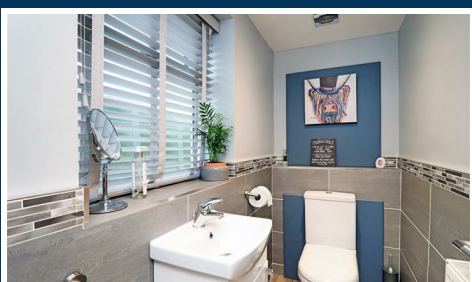
18'6" x 10'6" (5.64m x 3.20m)

Fitted with a comprehensive range of white wall and base units with work surface over incorporating 1 1/2 bowl sink unit and breakfast bar. Space for Range oven. Stainless steel extractor hood. Integrated dishwasher and microwave. Integrated fridge freezer. Plumbing for washing machine and space for dryer. Tiled splashback. Recessed low voltage lighting. PVCu double glazed double doors to the rear garden plus door to the side. Radiator. Integrated wine fridge.

WC

7'1" x 3'5" (2.16m x 1.04m)

With WC and vanity wash basin. Radiator. Half tiled walls. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Also housing the Worcester combination gas central heating boiler.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

15'8" x 10'8" (4.78m x 3.25m)

PVCu double glazed window to the rear. Fitted wardrobes. Half panelled walls. Radiator.

EN-SUITE

8'10" x 6'8" (2.69m x 2.03m)

Tiled shower enclosure plus vanity was basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the front. Tiled walls and floor.

BEDROOM 2

12'2" x 10'8" (3.71m x 3.25m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice.

BEDROOM 3

11'9" x 10'8" (3.58m x 3.25m)

PVCu double glazed bay window to the front. Radiator.

BATHROOM

6'8" x 6'1" (2.03m x 1.85m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin. Opaque PVCu double glazed window to the front. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

SEPARATE WC

With low level WC and half tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

Externally to the front of the property the drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and mature hedge and fence borders. The gardens also incorporate an ornate pond with viewing window (can be removed if required). There is also a storage shed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

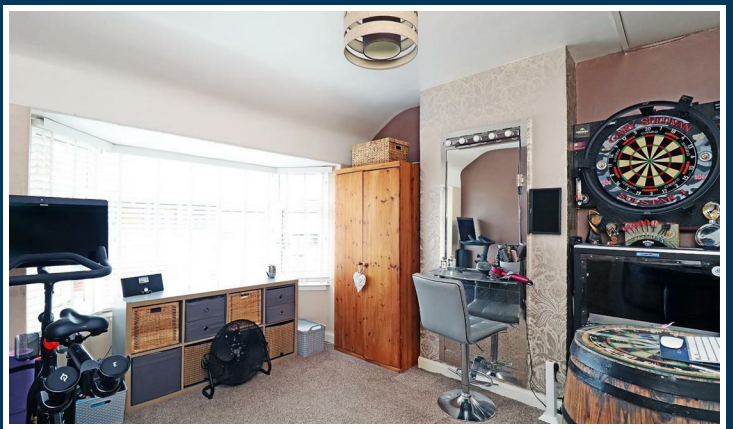
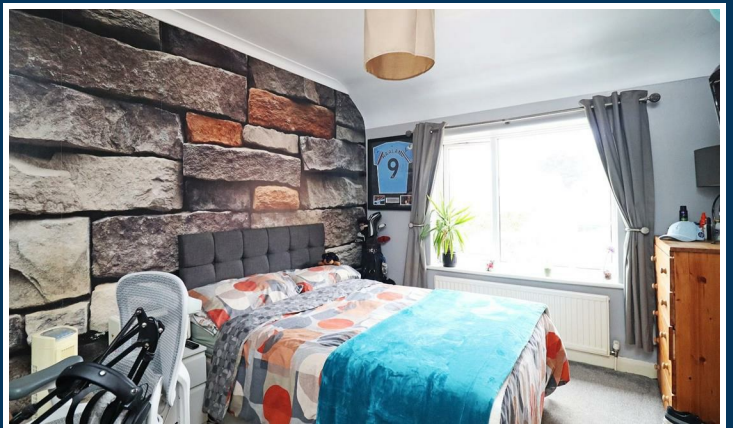
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TENURE

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

NOTE

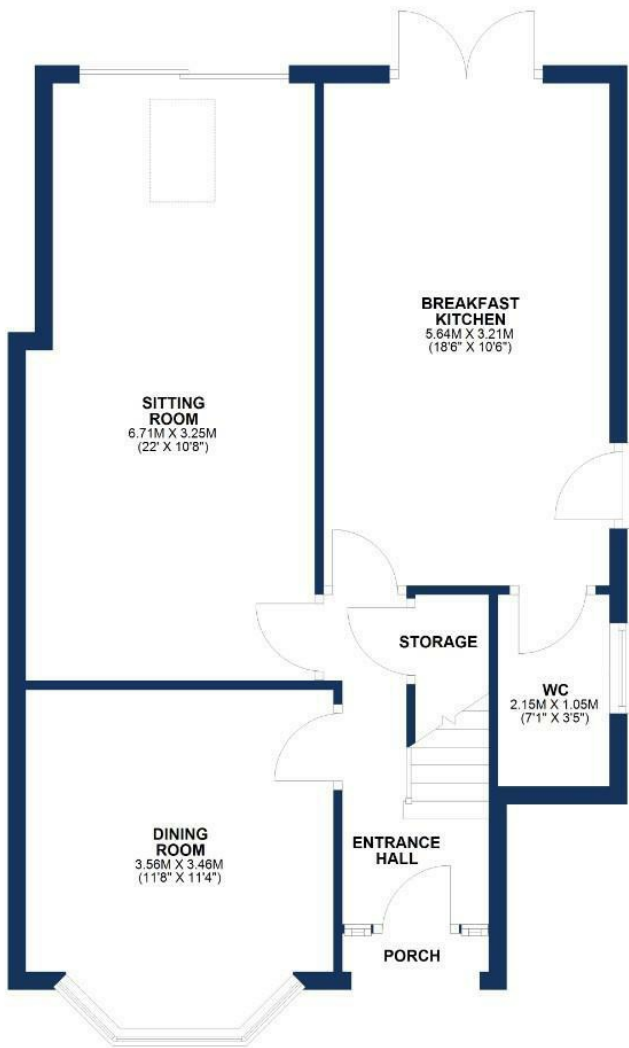
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

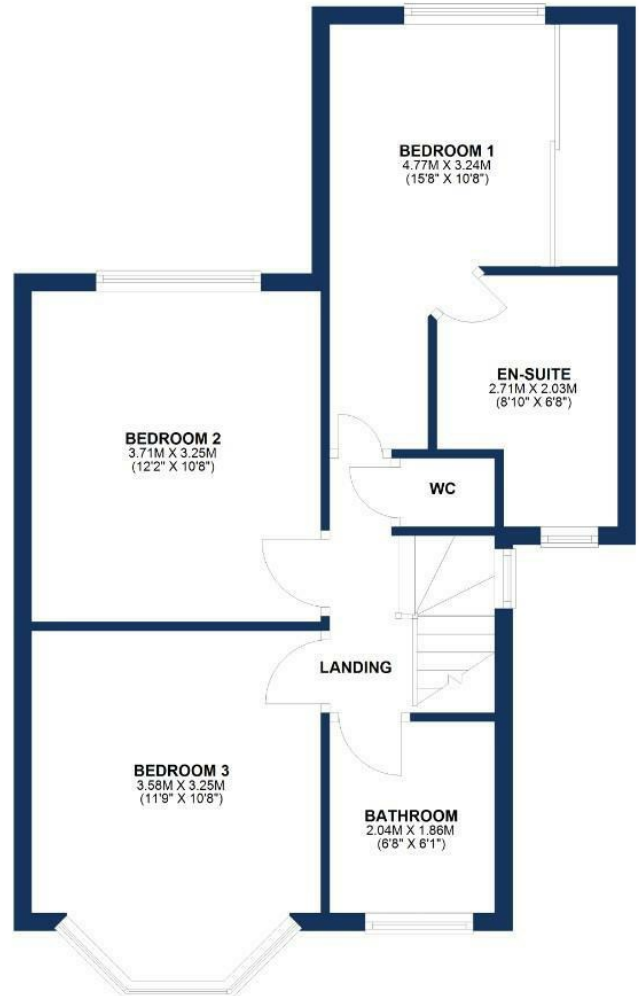
GROUND FLOOR

APPROX. 62.2 SQ. METRES (669.1 SQ. FEET)



FIRST FLOOR

APPROX. 50.1 SQ. METRES (539.2 SQ. FEET)



TOTAL AREA: APPROX. 112.3 SQ. METRES (1208.3 SQ. FEET)

Floorplan for illustrative purposes only



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