



12 OAKDENE ROAD | TIMPERLEY

£375,000

NO ONWARD CHAIN A superbly presented semi-detached family home in an ideal location within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, sitting room to the front and dining room to the rear with access to the rear gardens and the adjacent fitted kitchen. To the first floor there are two double bedrooms and modern bathroom/WC. The gardens to the rear incorporate a large decked terrace with paved seating area beyond incorporating well stocked flower beds. The size of the plot provides excellent scope for extension subject any permissions being obtained. Off road parking within the gated driveway and further gated access to the rear. Viewing is highly recommended.

POSTCODE: WA15 6ET

DESCRIPTION

A superbly presented semi-detached family home that needs to be seen to be appreciated.

The accommodation is superbly appointed throughout and features a sitting room to the front opening on to a separate dining room with access onto the rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of white units and with access to the rear gardens. To the first floor there are two double bedrooms and modern family bathroom/WC.

To the front of the property the gated driveway provides off road parking and has an adjacent gravelled courtyard garden and well stocked flower bed. There is also gated access to the side. To the rear there is a large decked terrace with further paved and gravelled hardens beyond with well stocked flower beds.

The plot is ideal with scope to extend subject to the relevant permissions being obtained.

Gas fired central heating has been installed together with PVCu double glazing throughout.

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and the Metro link.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to the first floor.

SITTING ROOM

12'10" x 11'10" (3.91m x 3.61m)

PVCu double glazed bay window to the front. Radiator. Laminate wood flooring. Raised wall mounted fireplace. Cornice. Opening to;

DINING ROOM

10'32" x 10'1" (3.05m x 3.07m)

PVCu double glazed door with adjacent picture window. Radiator. Laminate wood flooring. Cornice.

KITCHEN

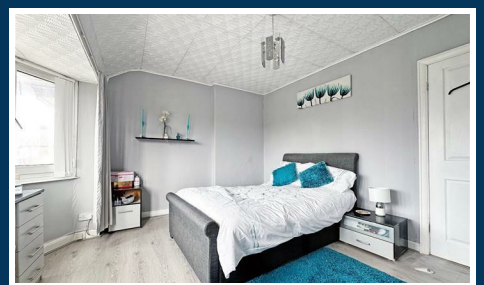
16'4" x 6'1" (4.98m x 1.85m)

Fitted with a comprehensive range of white wall and base units with contrasting work surfaces over incorporating a sink unit with drainer. Space for cooker, fridge, freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed windows to the side and rear and door to the decked seating terrace. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

PVCu double glazed window to the side.



BEDROOM ONE

15'0" x 12'5" (4.57m x 3.78m)

Two PVCu double glazed windows to the front. Radiator. Tiled shower enclosure. Laminate flooring.

BEDROOM TWO

11'2" x 9'2" (3.40m x 2.79m)

PVCu double glazed window to the rear. Radiator. Cupboard housing combination gas central heating boiler.

BATHROOM

7'10" x 5'8" (2.39m x 1.73m)

Fitted with a white suite with chrome fittings comprising panelled bath, wash basin and WC. Radiator. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Part tiled walls.

OUTSIDE

To the front of the property the gated driveway provides off road parking and has an adjacent gravelled courtyard garden and well stocked flower bed. There is also gated access to the side. To the rear there is a large decked terrace with further paved and gravelled hardens beyond with well stocked flower beds.

The plot is ideal with scope to extend subject to the relevant permissions being obtained.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

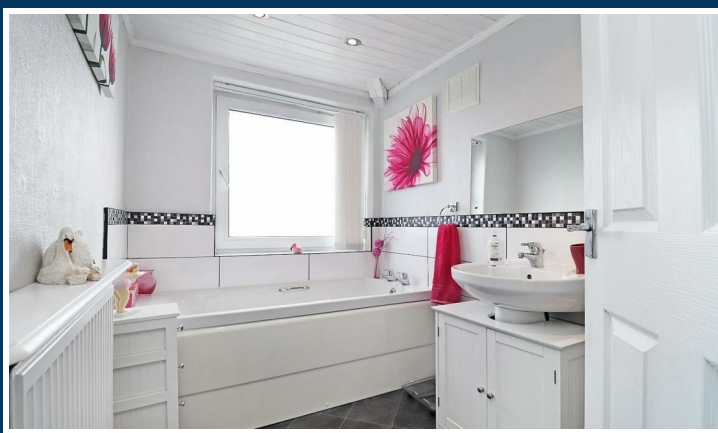
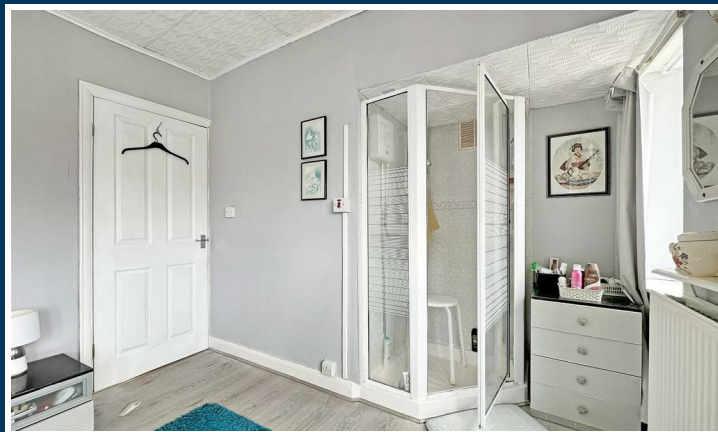
Trafford Borough Council Band 'C'

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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TOTAL AREA: APPROX. 61.3 SQ. METRES (659.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



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