



27 Green Drive
Timperley WA15 6JW
Offers Over £450,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



27 Green Drive Timperley WA15 6JW

Offers Over £450,000

This traditional semi-detached property stands on a highly sought-after residential road. It represents an excellent opportunity to acquire a house for improvement and updating.

There is significant scope for extension, subject to gaining the necessary permissions: The house stands on a generous garden plot - It is one of the few homes on the road which have not already benefited from extension, so will appeal to those looking to add living space and value.

An entrance hallway leads to a living/dining room with a central fireplace and a bay window to the front. There is a kitchen to the rear, with under stairs storage.

To the first floor is a wide landing, with access to two double bedrooms, a single bedroom and a bathroom.

The house stands behind a garden area with a driveway providing off road parking space.

To the rear is a generous garden which is laid to lawn. There is a rear porch with a door to a WC.

Green Walk forms part of a popular residential area which appeals to family purchasers in particular: Excellent schools for all age groups are within easy reach. Amenities and a range of transport links are also easily accessible.

Tenure: Leasehold
Council Tax: Trafford D

- Huge Potential
- Excellent Location
- Large Garden Plot
- Driveway
- Updating Required
- Extension Potential (STP)
- No Onward Chain

Entrance Hallway

Living/Dining Room
14'6 max x 14'0 into bay

Kitchen
9'2 x 15'6

First Floor Landing

Bedroom One
14'0 into bay x 10'1 to wardrobes

Bedroom Two
9'2 x 12'0

Bedroom Three
7'10 x 8'5

Bathroom
5'11 x 8'5

Externally

Garden and driveway to the front.
Large garden to the rear - Laid to lawn with established borders.

Tenure Information

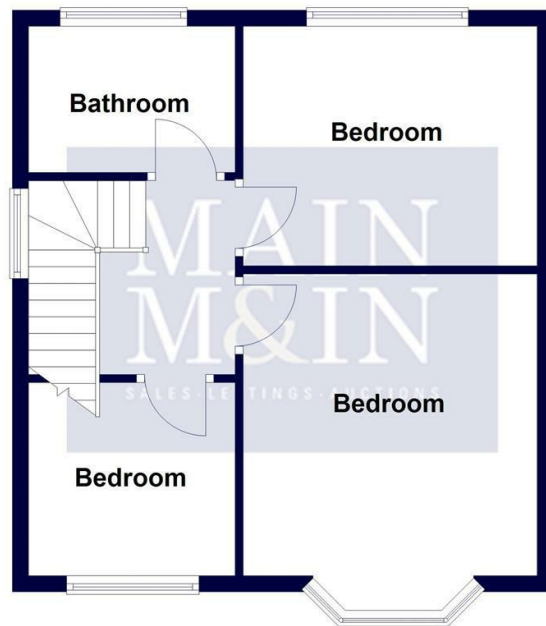
906 years remain of a 999 year lease which expires on 27/12/2932.
Ground rent of £10 PA payable.





Ground Floor

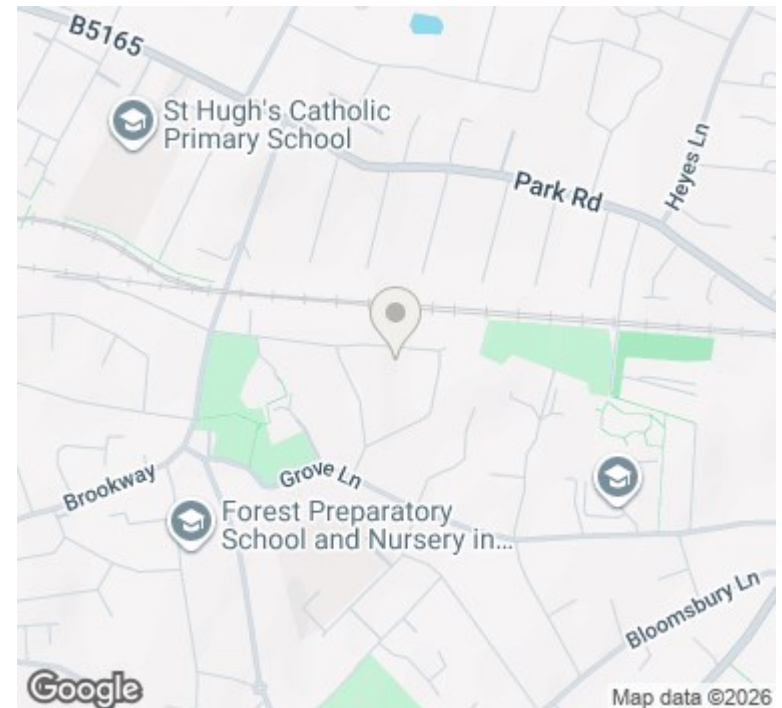
First Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338

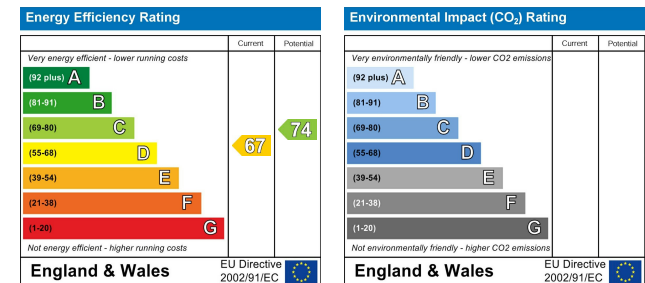


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.



mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498