

45 WOODCOTE RD, WEST TIMPERLEY



Offers over £350,000



A Traditional Semi-Detached Family Home In A Sought After Location

A superbly proportioned and presented semi-detached family home in an ideal location. The accommodation briefly comprises enclosed porch, entrance hall, full depth open plan lounge dining room with access onto the rear gardens, L shaped dining kitchen with door to the rear, three bedrooms and modern bathroom/WC. Off road parking within the flagged driveway to the front whilst to the rear there are lawned gardens and two seating areas all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

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DIRECTIONS

POSTCODE: WA14 5PY

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue to the end of Park Road and at the traffic lights continue straight on into Woodcote Road where the property can be found towards the end on the left.

DESCRIPTION

This traditional semi-detached family home occupies an enviable position within this popular location. A little over a quarter of a mile away is Timperley Metrolink railway station and local shops and the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via an enclosed porch which leads onto the entrance hall which provides access to all ground floor rooms. Towards one side there is a full depth sitting/dining room with a focal point of a living flame gas fire and with sliding doors leading onto the south facing rear gardens. The ground floor accommodation is completed by the extended L shaped dining kitchen again with access to the rear gardens. To the first floor there are three well proportioned bedrooms serviced by the family bathroom fitted with a modern white suite with chrome fittings.

Externally there is off road parking within the flagged driveway which also has adjacent lawned gardens with well stocked flower beds. To the rear and accessed via the kitchen and sitting/dining room there is a patio seating area with delightful lawned gardens beyond and a further block paved seating area. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

An ideal family home and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Laminate wood flooring. Wall mounted combination gas central heating boiler.

ENTRANCE HALL

Composite front door. Laminate wood flooring. Spindle balustrade staircase to first floor. Opaque PVCu double glazed window to the side. Ceiling cornice. Under stairs cloaks area. Radiator.

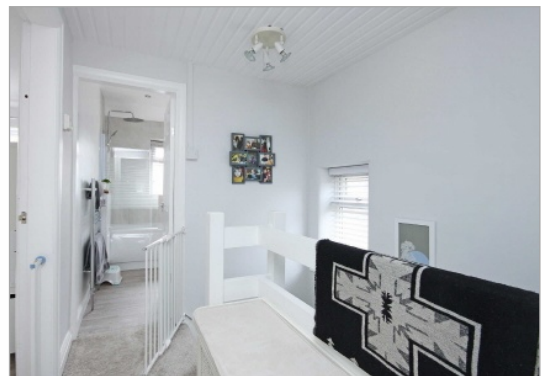
SITTING/DINING ROOM

22'2" x 12'10" maximum measurements (6.76m x 3.91m maximum measurements)

Running the full depth of the property and with a focal point of a living flame gas fire with granite effect surround and hearth. PVCu double glazed bay window to the front. Sliding PVCu double glazed doors lead onto the south facing rear gardens. Two radiators. Ceiling cornice. Television aerial point. Telephone point.

DINING KITCHEN

22'1" x 13'1" (6.73m x 3.99m)



Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring electric hob with extractor hood over. Integrated microwave. Plumbing for washing machine. Space for fridge freezer. Space for dryer. Two PVCu double glazed windows to the side and also to the front and rear. PVCu double glazed door provides access to south facing rear gardens. Tiled splash back. Laminate wood flooring. Ceiling cornice.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM ONE

13' x 10'11" (3.96m x 3.33m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM TWO

12'11" x 10'11" (3.94m x 3.33m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

7'11" x 6'7" (2.41m x 2.01m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'1" x 6'7" (2.46m x 2.01m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with main shower over, WC and vanity wash basin. Tiled splash back. Laminate wood flooring. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and has an adjacent lawned garden with well stocked flower beds. To the rear there is a patio seating area with delightful lawned gardens beyond and a further block paved seating area all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Band "C"

TENURE

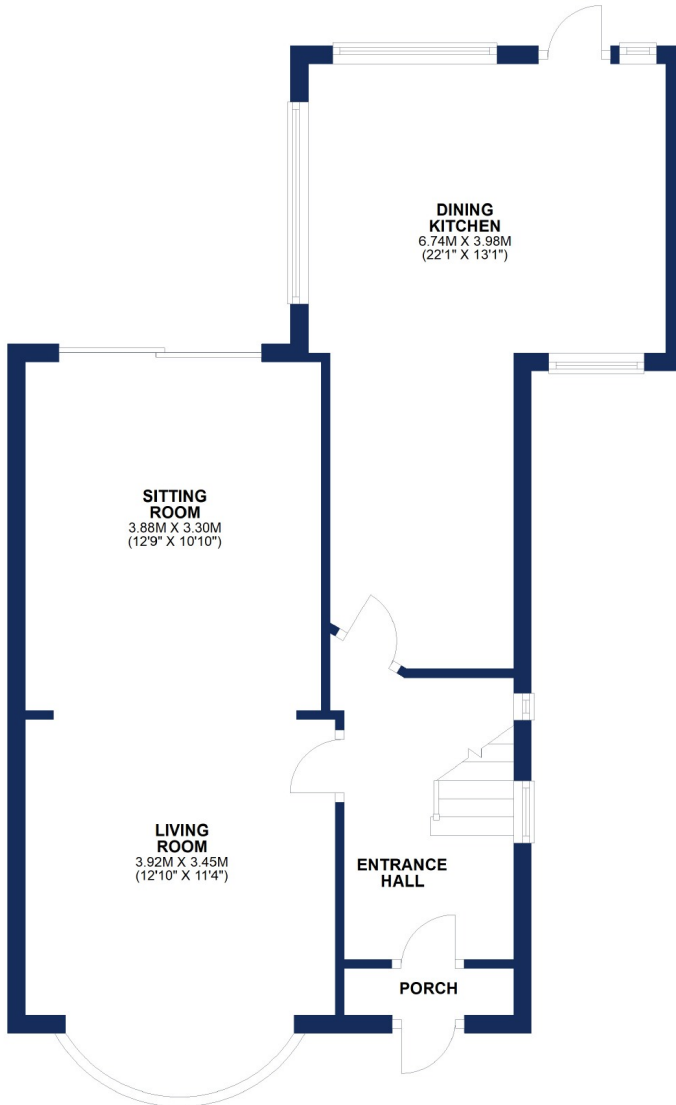
We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

NOTE

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



GROUND FLOOR
APPROX. 53.2 SQ. METRES (572.2 SQ. FEET)



FIRST FLOOR
APPROX. 40.1 SQ. METRES (431.7 SQ. FEET)



TOTAL AREA: APPROX. 93.3 SQ. METRES (1003.9 SQ. FEET)

Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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