



Ash Grove, Timperley, WA15

Asking Price of £425,000



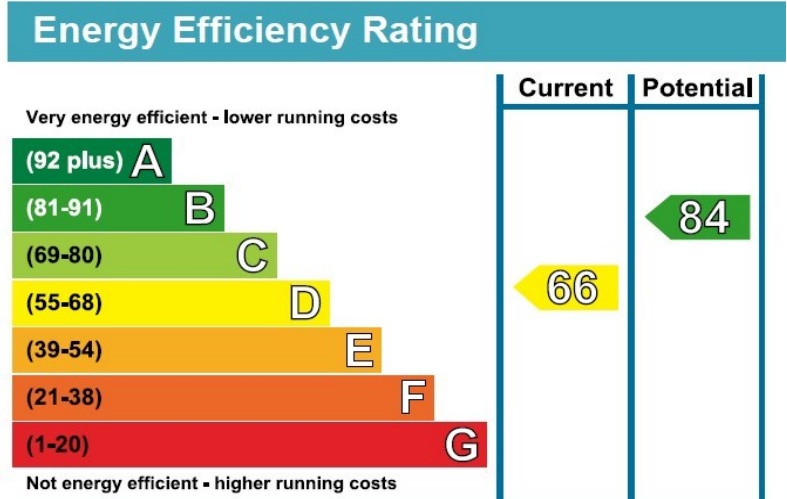
Property Features

- Three Bedroom Semi-Detached House
- South Facing Garden
- Off Road Parking
- Newly Fitted Bathroom
- Newly Fitted Kitchen
- Two Reception Rooms
- Walking Distance of Local Schools
- Close to Shops and Metrolink
- Garage Ideal for Storage
- Double Glazed Windows
- Downstairs WC



Full Description

This three bedroom semi-detached house is located on a quiet road in Timperley. The property offers off-road parking; a private south-facing rear garden; downstairs WC; newly fitted kitchen; patio doors to garden; open-plan family room; two double bedrooms and one single bedroom; newly fitted family bathroom and detached garage offering plenty of storage space.



ENTRANCE HALL

From the front drive the property is entered via a hard wood paneled door with glazed panels on either side. The entrance hall is fitted with carpeted flooring; double paneled radiator; pendant light fitting; balustrade stair case to first floor accommodation and wooden paneled doors to lounge; dining kitchen; and downstairs WC.

LIVING ROOM 10' 4" x 11' 10" (3.15m x 3.61m)

The living room offers a uPVC double glazed bay window to the front aspect; carpeted flooring; neutral décor; double panel radiator; central light pendant; and a feature fire surround. This room also offers TV and telephone points.

LOUNGE/DINER 18' 10" x 11' 0" (5.76m x 3.36m)

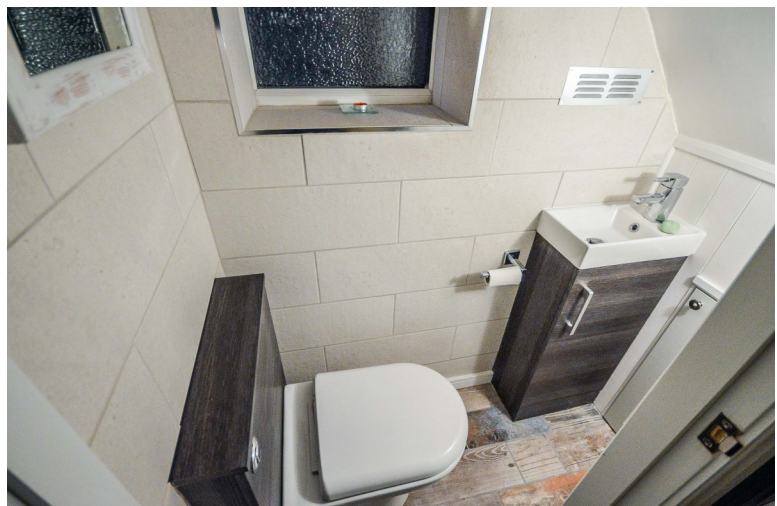
A spacious extended reception room features wood effect laminate flooring; two pendant light fittings; a double panel radiator; feature fireplace; TV and telephone points; opening leading to kitchen area and uPVC double glazed french doors which open out to the private rear garden.

KITCHEN 17' 3" x 6' 0" (5.26m x 1.83m)

Accessed via an opening from the open-plan dining room, a well appointed newly fitted kitchen with matching base and eye level storage units; fitted with integral fridge-freezer, full sized dishwasher, oven with extractor fan overhead, seven ring gas hobs and washing machine. There are uPVC double glazed frosted windows to the side aspect and a further uPVC double glazed window to the rear aspect. This room is also fitted with a double panel radiator; ceiling mounted multiangle spotlighting; neutral décor; wood effect laminate flooring; and a wall mounted combi boiler.

DOWNSTAIRS TOILET

Convenient ground floor WC, comprises of wood effect laminate flooring; neutral décor; floor to ceiling tiling; uPVC double-glazed frosted window to the side aspect; low-level WC; and cabinet hand wash basin, plus access to under stairs storage.



MASTER BEDROOM 13' 3" x 10' 11" (4.04m x 3.35m)

The master bedroom allows for ample natural light via a large uPVC double glazed bay window to the front aspect; newly fitted carpeted flooring; central light pendant; single panel radiator; and neutral décor.



BEDROOM TWO 11' 10" x 11' 0" (3.63m x 3.36m)

Another generous double bedroom with uPVC double glazed window to the rear aspect; fitted wardrobes across one wall with overhead cupboards and a space for a double bed; newly fitted carpeted flooring; neutral décor; a single panel radiator; a pendant light fitting and space for additional bedroom furniture.



BEDROOM THREE 6' 4" x 6' 11" (1.94m x 2.12m)

The third bedroom is a single bedroom which could equally be utilized as a study or office space. This room offers uPVC double glazed window to front aspect; wood effect laminate flooring; pendant light fitting; neutral décor; and a single panel radiator.



BATHROOM 6' 1" x 9' 1" (1.86m x 2.78m)

A newly fitted family bathroom with uPVC double-glazed frosted windows to the rear and side aspects; vinyl flooring; recessed spotlighting; wall-mounted mirrored cupboard; splash-back tiling; chrome heated towel rail; and three-piece white suite comprises of paneled bath with shower overhead; low-level WC; and wall-mounted hand wash basin with storage under.



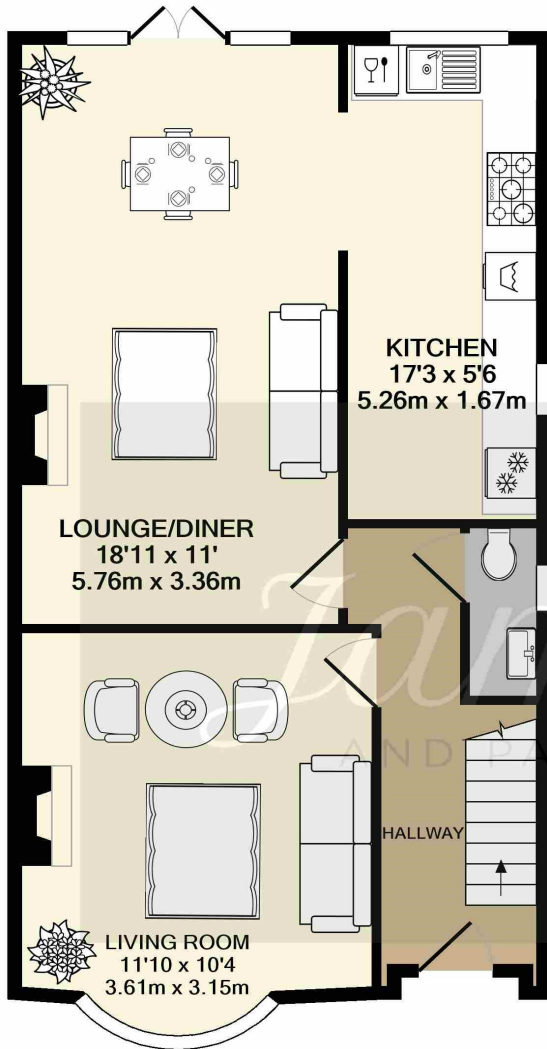
EXTERNAL

To the front of the property there is a lawned garden and a good sized paved driveway, allowing for off road parking. The driveway extends to the side of the property leading to a detached single garage which is ideal for storage use.

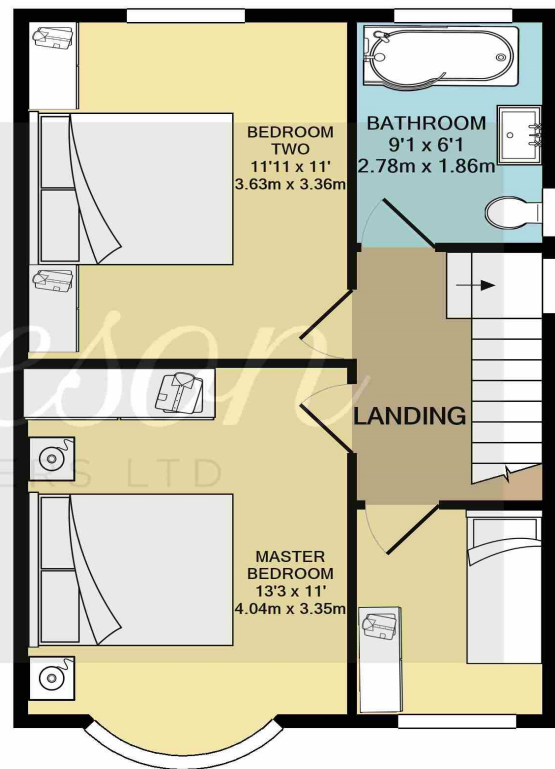
To the rear is a well maintained lawned garden and patio area. There is a large paved patio area adjacent to the house for summer dining and well kept borders which will be graveled to allow for a low maintenance garden. The garden is enclosed on three sides by timber fencing.

COMMON QUESTIONS

- 1. When is this property available?** The property is currently rented and the tenancy expires on the 26th of January 2022. A sale can be completed on the property on the 31st of January 2022.
- 2. What is the council tax cost for this property?** This property falls into band D, which is roughly £1500pa; you will also have around £150pcm of utility bills such as water, electricity and gas. These costs will vary depending on your usage.
- 3. Has the boiler been serviced recently?** The boiler is only 2 years old and was fitted with a 12 year warranty. It therefore has 10 years remaining on the warranty. The boiler is serviced annually, this was last carried out in September 2020. It will be serviced again in October 2021. There is also a valid gas safety certificate for this property.
- 4. Will there be any connected transaction?** No, the owner of this property does not intend to buy onwards at this time. Therefore, the sale will be chain free.
- 5. Is the property freehold or leasehold?** The property is freehold. With a chief rent of £4.50pa payable to Estates and Management.
- 6. What is the broadband speed like in this area?** The vendors have advised us that the broadband speed is excellent in this area.



GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements