



Westwood Avenue, Timperley, WA15

Asking Price Of £725,000



Property Features

- Seven-Bedroom Semi-Detached House
- Off-Road Parking
- Integral Garage
- Ensuite to the Master Bedroom
- Private Rear Garden
- Five Minute Walk To Timperley Metro
- Catchment for Trafford's Outstanding Schools
- Double Glazed Throughout
- Sold With No Onward Chain



Full Description

This seven bedroom semi-detached property is located in a quiet cul-de-sac and offers huge potential. The property offers off-road parking and a private rear garden with access to playing fields beyond, making it an ideal home for a young family. The property retains many of its beautiful period features; while it has also been double glazed throughout and extended to the rear.



DINING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

The dining room is located off the entrance hall with uPVC double glazed bay windows to the front aspect. This room also offers a period fireplace; carpeted flooring; a single panel radiator and a pendant light fitting.



KITCHEN/BREAKFAST ROOM

19' 5" x 14' 2" (5.93m x 4.33m)

The kitchen is divided into two areas, a dining area and a food preparation area, with an opening and large serving hatch connecting the two spaces. The space is fitted with a range of matching base and eye level storage units; vinyl tile effect flooring; strip lighting; a double panel radiator and doors leading to the rear garden, entrance hall, pantry, living room and downstairs WC. This room is fitted with an integrated double oven; recessed sink; recessed electric hob and space for microwave and fridge. There are two Velux skylights over this room.



PANTRY

6' 8" x 6' 10" (2.04m x 2.10m)

Accessed from the kitchen the pantry offers natural light via a Velux skylight and is fitted with a range of matching storage units; a double drainer recessed sink; strip lighting; vinyl tile effect flooring and a door leading to the garage. This room offers space and plumbing for a fridge-freezer; dishwasher; washing machine and tumble dryer.



GROUND FLOOR WC

5' 6" x 4' 9" (1.68m x 1.47m)

Located off the kitchen-diner is a convenient downstairs WC. This room is fitted with a low-level WC; pedestal hand wash basin; a chrome heated towel rail; pendant light fitting and vinyl



LOUNGE

22' 8" x 13' 10" (6.92m x 4.23m)

The lounge offers vaulted ceilings with exposed beams and a Velux skylight, in addition to uPVC double glazed windows to the side and rear aspect and uPVC double glazed French doors leading to the rear garden. This room is fitted with two wall mounted light fittings; carpeted flooring and three double panel radiators.



SITTING ROOM

10' 5" x 12' 7" (3.20m x 3.85m)

The sitting room comprises uPVC double glazed French doors leading to the rear garden; two wall mounted light fittings; carpeted flooring; and a single panel radiator.



MASTER BEDROOM

17' 5" x 14' 4" (5.32m x 4.37m)

Located off the first floor landing the master bedroom benefits from uPVC double glazed bay windows to the front aspect and access to an ensuite bathroom. This room is fitted with wood effect laminate flooring; two pendant light fittings; and a double panel radiator.



EN SUITE BATHROOM

5' 10" x 7' 7" (1.80m x 2.32m)

The en suite bathroom offers a uPVC double glazed frosted glass window to the front aspect; wood effect laminate flooring; floor to ceiling tiled walls; recessed spot lighting; an extractor fan; a heated towel rail; a panelled bath; shower cubicle, with thermostatic shower system; low-level WC and hand wash basin.



BEDROOM TWO

10' 6" x 12' 4" (3.21m x 3.78m)

The second bedroom is also located off the first floor landing with uPVC double glazed window to the rear aspect. This room offers a pendant light fitting; carpeted flooring; and a single panel radiator.



BEDROOM THREE

11' 5" x 9' 8" (3.50m x 2.95m)

The third bedroom which is being utilised as a home office and dressing room, is also located off the first floor landing with a uPVC double glazed window to the rear aspect. From this room one can access a large storage cupboard which houses the boiler and it used as an airing room. This bedroom is fitted with carpeted flooring; a double panel radiator; and a pendant light fitting.



BATHROOM

4' 9" x 11' 5" (1.47m x 3.50m)

The main family bathroom is located on the first floor with a uPVC double glazed frosted glass window to the side aspect. This room comprises tiled flooring and part tiled walls; a heated towel rail; an extractor fan; recessed spot lighting and a pendant light fitting; a shower cubicle with electric shower system; a panelled bath; low-level WC and wall mounted hand wash basin with storage under.



BEDROOM FOUR

11' 8" x 11' 5" (3.57m x 3.49m)

Located on the second floor, one will find a good sized fourth bedroom with uPVC double glazed window to the side aspect. This room is fitted with carpeted flooring; a double panel radiator; and strip lighting.



BEDROOM FIVE

15' 9" x 10' 4" (4.81m x 3.17m)

The fifth bedroom is located on the second floor to the rear of the property with two uPVC double glazed windows to the rear aspect. The room also benefits from carpeted flooring; a pendant light fitting; and a double panel radiator.



BEDROOM SIX

11' 1" x 7' 1" (3.38m x 2.17m)

The sixth bedroom is located on the second floor with a uPVC double glazed window to the rear aspect; carpeted flooring; a double panel radiator and a pendant light fitting.



BEDROOM SEVEN

11' 10" x 13' 8" (3.61m x 4.19m)

The final bedroom is located on the second floor landing with a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting; a double panel radiator and the loft access hatch.

EXTERNAL AND GARAGE

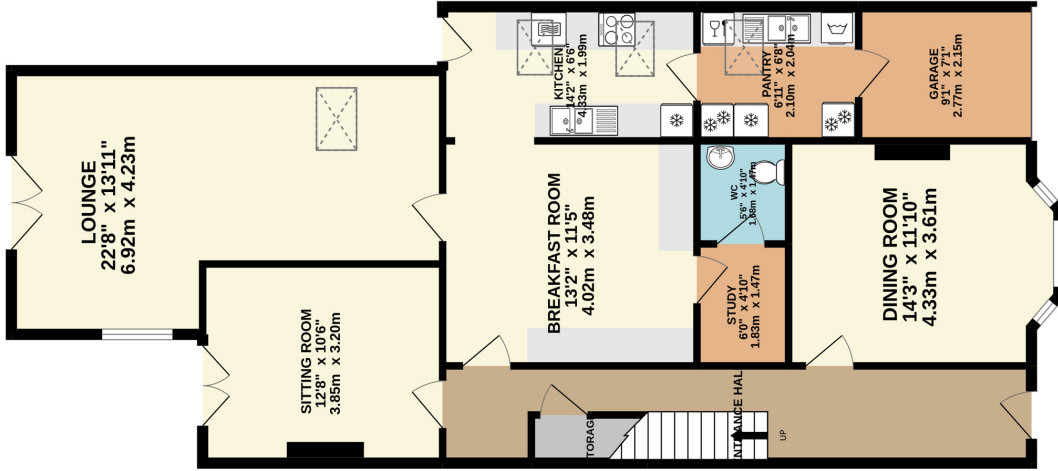
To the front of the property lies a drive which is paved in a classic herringbone pattern, the drive is enclosed to the front aspect by a low brick wall with a mature hedge for additional privacy. The drive is enclosed to one side by further hedge and timber fencing and to the other by a low brick wall. From the front drive one can access the garage and main entrance.



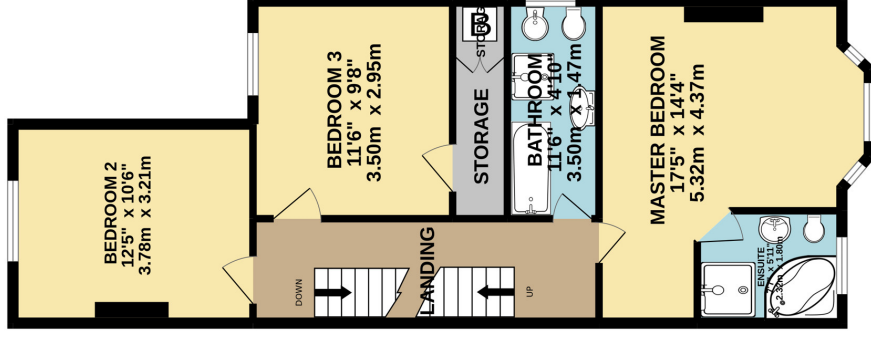
To the rear of the property lies a private garden which is largely laid to lawn with a paved patio area adjacent to the house and borders filled with mature shrubs and plants. The rear garden is enclosed on three sides by timber panelled fencing with a timber gate to the rear.



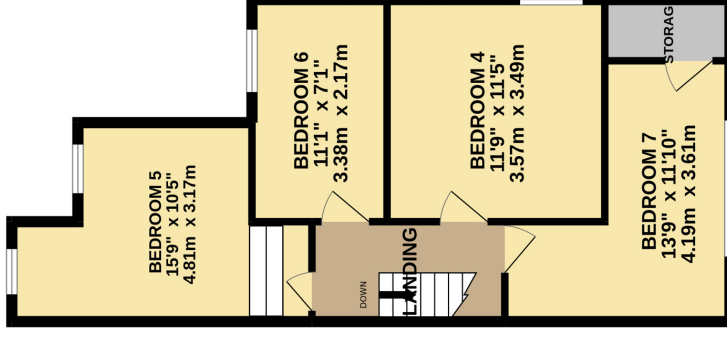
GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2349 sq.ft. (218.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COMMON QUESTIONS

1. When was this property built?

The owners believe the property was constructed around 1901.

2. Is this property freehold or leasehold?

The owners have advise that the property is freehold. This should be confirmed by your legal advisor.

3. What is the council tax for this house?

This property is in council tax band E, which in Trafford is currently £2,102.32 per annum.

4. Have the current owners carried out any alterations to the property?

Yes, the owners added a ground floor rear extension in 1997 and later added a dorma extension to create two additional bedrooms in around 2000. The owners obtained the required local authority approval for these alterations.

5. Which items will be included in the sale price?

The owners are happy to include the fitted curtains; carpets; light fittings; dishwasher; washing machine and oven in the sale price.

6. When were the electrics & boiler last inspected?

The owners have advised us that they replaced the boiler and had the system flushed in November 2021. They have also had a new electrical consumer unit installed in March 2022.

7. There appears to be incomplete works, will these be completed before the sale is finalised?

Yes, the sellers are very diligent homeowners and are currently having some improvements carried out at the property. These works will be completed in the coming weeks. The works which are underway include the repair and re-painting of woodwork to the front of the property; replacement of panelling around shower cubicle and installation of new heated towel rail in main bathroom; boxing in of pipework in the kitchen; replacement of the flashing over the rear door to the kitchen, including making good internal wall; removal and replacement of some areas of plaster under the front bay, to include new skirting boards and finally fitting a new towel rail in the ensuite bathroom. The successful buyer will of course be invited to visit once again when these jobs are completed.

8. Which aspects of this property has the owner most enjoyed?

The owners have advised us that their favourite aspects of this property are the lovely views to the rear over the school playing fields; the large rooms with high ceilings and period charm; and the proximity to the amenities that Altrincham and Timperley have to offer. The owners have a large family and this has been a much-loved family home.

9. Does the property have a Sky dish?

Yes, this property is fitted with a Sky dish.