



Mosley Close, Timperley, WA15
Asking Price Of £450,000



Property Features

- Three-Bedroom Semi-Detached House
- Open-Plan Lounge Diner
- Chain Free Sale
- Multi Fuel Stove
- Large Private Garden
- Close to Shops and Metrolink Station
- Within Catchment of Outstanding Schools
- Attached Garage/Utility Room
- Off-Road Parking
- Cul-De-Sac Location



Full Description

A well proportioned three bedroom family home, which benefits from off-road parking, adjoining garage and a generous rear garden. This property offers an open-plan lounge-kitchen-diner, with French doors leading to the rear garden. The property offers scope for extension to the side or rear (subject to local authority approval).

From the entrance hall one has internal access to the adjoining garage. On the first floor one can access three bedrooms and the family bathroom. This is an ideal family home which is just a short walk to Timperley and Navigation Road Metrolink Stations and within catchment of Trafford's sought after grammar schools and numerous sought after primary schools.

This property is sold with no onward chain and a purchase can be completed as quickly as a buyers solicitor is able to process the required documentation.



ENTRANCE HALL

6' 2" x 14' 6" (1.88m x 4.42m)

The property is entered from the front driveway via a hard wood door with leaded glass panels, there are additional matching leaded glass windows on either side. The entrance hall comprises of solid wood floor boards which have been sanded and polished; neutral décor; telephone point; a pendant light; a double panel radiator; wooden panelled doors to the lounge and the garage; and a carpeted balustrade staircase to the first floor accommodation.



LOUNGE

10' 10" x 13' 6" (3.3m x 4.11m)

The lounge area is located at the front of the property and accessed from the entrance hall via a wooden panelled door. The lounge offers plenty of natural light via a large uPVC double glazed bay window to the front aspect. This room is fitted with luxury vinyl tiled flooring in a wood effect; a central light pendant; a single panel radiator; a gas fire within decorative wooden surround; a television and telephone point; and ample space for soft furniture. This room is open to the dining room.



DINING ROOM

10' 10" x 12' 8" (3.3m x 3.86m)

The dining room is located to the rear of the property with uPVC double glazed French doors leading into the rear garden. This room is fitted with luxury vinyl tiled flooring in a wood effect; a central light pendant; a log burner with slate hearth and telephone points; opening to the kitchen and to the lounge; and ample space for a four seater dining table.



KITCHEN

6' 8" x 8' 11" (2.03m x 2.72m)

The kitchen is located off the dining room. This room is fitted with farmhouse style matching base and eye-level units, with solid wood doors and a ceramic worktop; there is an integral electric oven and microwave; a five-ring gas hob with stainless steel extractor fan; an under counter integrated fridge and a Belfast sink with chrome mixer tap. The kitchen also features continued LVT wood effect flooring; neutral décor; a central light pendant; uPVC double glazed windows to the rear aspect and an opening to the dining area bringing in lots of natural light.



MASTER BEDROOM

10' 10" x 13' 9" (3.3m x 4.19m)

A spacious double bedroom with a large uPVC double glazed bay window to the front aspect, with curtains and curtain pole. This room comprises of carpeted flooring; neutral décor; a single panelled radiator; a central light pendant; and ample space for double bed, wardrobe and chest of drawers.



BEDROOM TWO

10' 10" x 12' 5" (3.3m x 3.78m)

A second good sized double bedroom with uPVC double glazed window overlooking the rear garden. This room offers carpeted flooring; a central light pendant; a single panelled radiator; a television point; and ample space for a double bed and wardrobe.



BEDROOM THREE

6' 3" x 7' 6" (1.91m x 2.29m)

The third bedroom is a single bedroom, or study. This room offers space to fit a standard single bed and chest of draws, or of course a large desk and storage shelves. This room features carpeted flooring; uPVC double glazed windows to the front aspect with fitted curtain pole; wall mounted vertical radiator; neutral décor; and a central light pendant.



BATHROOM

6' 1" x 8' 2" (1.85m x 2.49m)

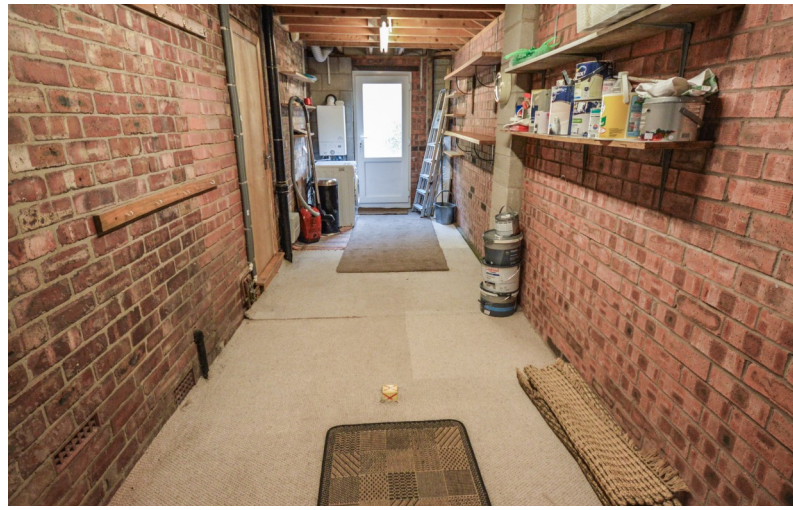
The bathroom is fitted with a matching three piece white suite comprising of: A low-level WC; wall mounted hand wash basin with storage cupboard under, splash back tiling and mirror over; and shower cubicle with glazed curved screen and chrome shower system. This room offers tiled flooring; a wall mounted chrome heated towel rail; recessed spotlighting; and two frosted glass uPVC double glazed windows to the rear and side aspect.



GARAGE

24' 4" x 6' 11" (7.42m x 2.11m)

Attached to the property and access from the entrance hall is a garage. This space is a brilliant storage space or could be used as a utility room. The garage is fitted with a wall mounted combi boiler; space and plumbing for a washing machine and chest freezer. This room offers a uPVC double glazed door leading to the rear garden.



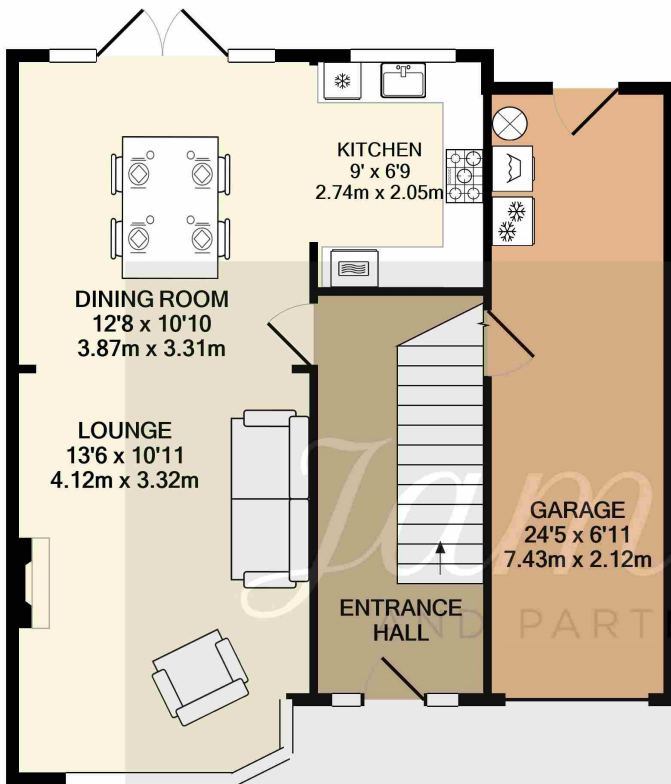
EXTERIOR

To the front of the property is a small front garden which is largely paved for parking. There is a low brick wall enclosing the property at the front and behind this a well stocked raised flower bed. From the front of the property one can access the front door and the garage door.

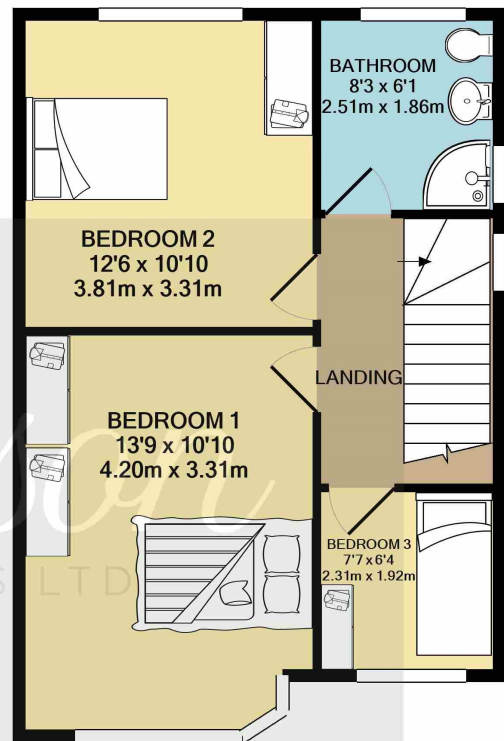


To the rear of the property lies a large private garden. Paved patio area adjacent to the house and a paved path leading up the garden to a paved area near the end of the garden allowing access to the wooden storage shed. The garden is enclosed on three sides by timber panelled fencing; is largely laid to lawn and flanked by well stocked borders with mature trees and shrubs. The garden can be access via French doors from the lounge-diner and from a door leading from the garage/utility room.





GROUND FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 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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COMMON QUESTIONS

1. Is this property freehold or leasehold? The vendor has advised that this property is sold freehold. Your legal advisor will be able to confirm this.

2. What is the council tax cost for this property? This is located in Trafford Council and is a band C, which is currently £1751.87 per annum. Some discounts are available.

3. When was this property constructed? The vendor has advised the property was built in the 1930s.

4. What are the current owners favourite aspects of this property? The vendor loves the private mature garden; the open-plan entertaining space and the adjoining garage.

5. Why is the vendor selling this property? The current owner lives out of the area and has been renting the property in recent years.

6. Does the house offer loft storage space? Yes, the loft is boarded for storage.

7. Have the electrics and boiler been inspected recently? Yes, as this property was previously rented, the electrics and gas have been safety tested.

8. Is the vendor of this property purchasing onwards? No, the vendor of this property owns another home already. This property is sold with no connected transaction and can be completed as quickly as a buyer and their solicitor are able to process the documentation.