



Arderne Road, Timperley, WA15  
Offers In Excess Of £450,000





# Property Features

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- Four Bedroom Semi-Detached House
- Fifteen Minute Walk to Metrolink
- Separate Utility Room
- Downstairs WC
- Off-Road Parking
- Enclosed Rear Garden
- Catchment of Outstanding Schools
- Easy Access to Community Links
- Extended to Rear and Side
- Scope For Further Extension



## Full Description

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Four bedroom semi detached family home conveniently located for access to transport links, school and amenities. This property is just fifteen minutes walk from Timperley Metrolink Station, a short walk to several reputable primary schools, nurseries and within easy reach of Trafford's Grammar Schools.



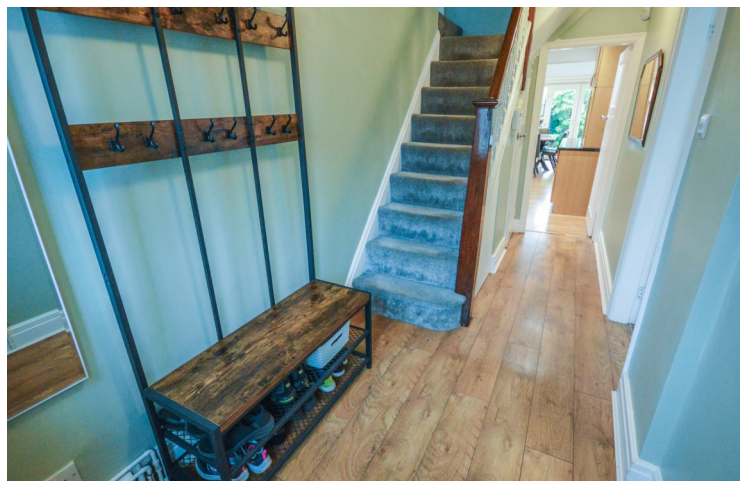
This property has been extended to the side and rear to create a fourth bedroom, open-plan lounge-diner with patio doors into the garden and the garage has been partly converted to create a utility room off the kitchen area. This property also offers a convenient downstairs WC. This is a well proportioned family home, with scope to add further value for the new owner.





## ENTRANCE HALL

The property is entered via a uPVC door from the front drive, into a spacious entrance hall with ample room for coat and boot storage. This room offers laminate wood effect flooring; two central light pendant; neutral décor; double paneled radiator; and a balustrade staircase to the first floor. The entrance halls also offers hard wood paneled door leading to the downstairs WC, lounge and the kitchen.



## LOUNGE

**19' 1" x 10' 6" (5.82m x 3.21m)**

Generously sized lounge features uPVC double-glazed bay windows to the front aspect; laminate wood-effect flooring; central light pendant; wall-mounted lights; neutral décor; double panelled radiator; picture rail; and a hard wood double door with glazed panels leading into the living/dining room.



## LIVING/DINING ROOM

**8' 9" x 20' 1" (2.69m x 6.13m)**

Second spacious reception room comprises of floor to ceiling uPVC double-glazed windows overlooking the rear garden with French doors; skylights with lots of natural light coming through; laminate wood-effect flooring; neutral décor; central light pendant; and double panelled radiator. This room has an opening into the kitchen area.



## KITCHEN

**8' 9" x 13' 0" (2.69m x 3.97m)**

Nicely appointed kitchen with opening to living-dining room and access to entrance hall and utility room. The kitchen offers matching base and eye level storage units; tiled splash back; with laminate wood effect flooring; space and plumbing for dishwasher; Rangemaster oven with five ring gas hob over and extractor fan.





## UTILITY ROOM

8' 4" x 6' 3" (2.56m x 1.93m)

Off the kitchen is the utility room which features base and eye-level cupboards; vinyl flooring; neutral décor; two central light pendants; and space and plumbing for washing machine and tumble dryer.



## DOWNSTAIRS WC

A convenient downstairs WC fitted with a two-piece white suite comprising a low-level WC and wall-mounted corner hand wash basin with mosaic splash back tiles; neutral décor; vinyl flooring; and central light pendant.



## MASTER BEDROOM

9' 10" x 9' 10" (3m x 3m)

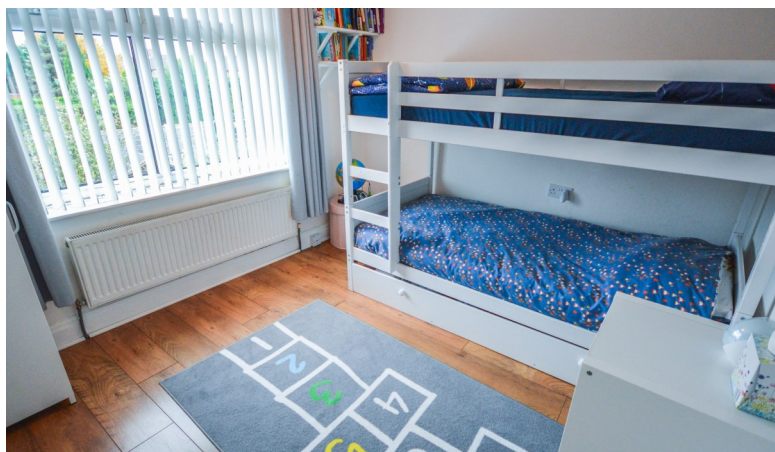
Double bedroom offers laminate wood effect flooring; neutral décor; uPVC double-glazed bay window to the front aspect; single radiator; and central light pendant.



## BEDROOM TWO

9' 1" x 9' 10" (2.77m x 3m)

Second double bedroom benefitting from laminate wood-effect flooring; neutral décor; uPVC double-glazed windows to the rear aspect; double paneled radiator; and pendant light fitting. There is ample room for a double bed, wardrobes and chest of draw.





## BEDROOM THREE

12' 9" x 6' 2" (3.89m x 1.90m)

Split level single bedroom comprises of laminate wood-effect flooring; neutral décor; central light pendant; uPVC double-glazed windows to the front and rear aspect; and double radiator. This room could be knocked through to the forth bedroom if the buyers wished to create three larger double bedrooms.



## BEDROOM FOUR

8' 9" x 6' 5" (2.69m x 1.96m)

The fourth bedroom comprises of laminate wood-effect flooring; neutral décor; pendant light fitting; double radiator; and uPVC double-glazed windows to the rear aspect.



## BATHROOM

Family bathroom fitted with three-piece white suite comprising of low-level WC; wall-mounted hand wash basin; paneled bath with shower over; part tiled walls; uPVC double-glazed frosted windows to the front aspect; chrome heated towel rail; extractor fan; recessed lights; and tiled flooring.



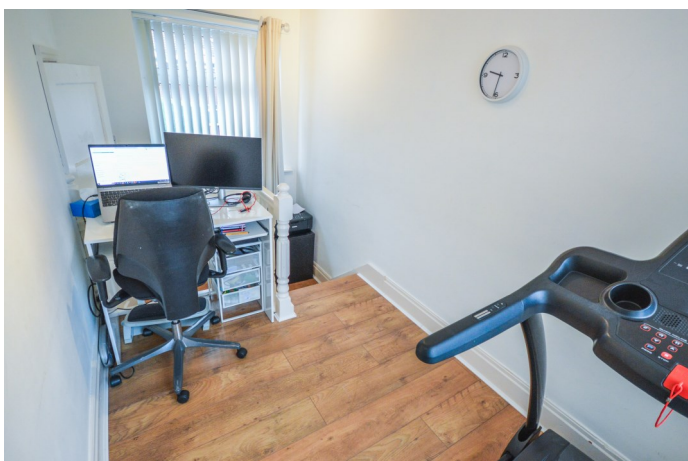
## EXTERNAL

To the front of the property lies a driveway with off-road parking for two cars and open-plan covered storage area. The front garden is enclosed by a low brick wall with well maintained hedge.

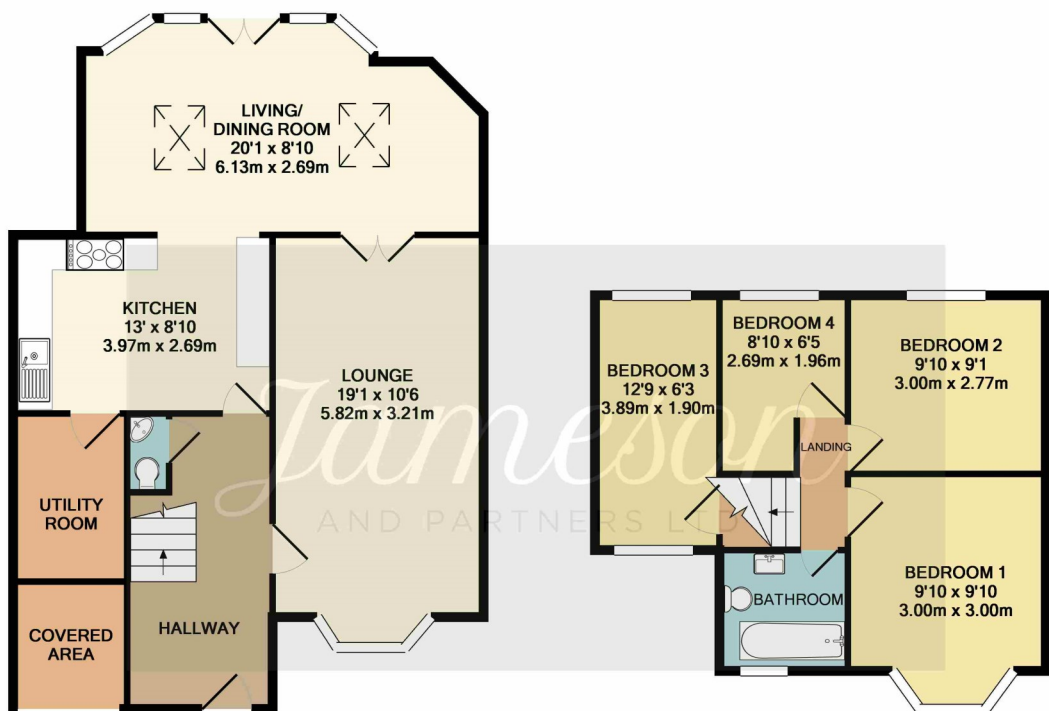
To the rear is an enclosed private rear garden. The garden is enclosed on three sides by timber paneled fence; with well stocked mature borders; a timber garden shed for storage; a small decked seating area and paved steps from the French doors leading from the lounge-diner.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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