

## 1A RAGLAN DRIVE, TIMPERLEY



£489,950



### A Superb Detached Bungalow In A Sought After Location

A deceptively spacious detached bungalow where viewing is essential to appreciate the proportions of accommodation on offer. Entrance hall, front living room opening onto rear dining room with adjacent fitted kitchen with separate utility room off which also provides access to the integral garage and front driveway.

Two double bedrooms with fitted wardrobes and large bathroom/WC complete the ground floor accommodation whilst to the first floor there are two further double bedrooms plus shower room/WC. Off road parking within the driveway and lawned gardens extend from the front to the side.

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## DIRECTIONS

**POSTCODE: WA14 5AR**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue past Timperley Metrolink station and then take the next turning right into Frieston Road and first left into Raglan Drive where the property can be found immediately on the left hand side.

## DESCRIPTION

This deceptively spacious detached bungalow occupies an enviable corner plot within this sought after location within walking distance of Timperley Metrolink station and with local shops on Park Road.

The accommodation is superbly presented throughout and the welcoming entrance hall provides access onto a front living room with a focal point of a living flame gas fire whilst to the rear there is a separate dining room opening onto the fitted kitchen. The kitchen has a comprehensive range of high gloss units and an adjacent separate utility room which provides access onto the front driveway and also to the integral garage. To the ground floor there are also two large double bedrooms and the family bathroom/WC.

The loft has been converted to create two further excellent double bedrooms complete with eave storage and serviced by a secondary shower room/WC.

Externally there is parking within the flagged driveway which also provides access to the integral garage. The driveway has adjacent lawned gardens which continue to the side and incorporate a patio seating area which extends to the rear.

As previously mentioned the location is ideal within walking distance of Timperley Metrolink station and local shops on Park Road and also lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

## ACCOMMODATION: GROUND FLOOR

### RECESSED PORCH

### ENTRANCE HALL

PVCu double glazed front door. Radiator. Recessed low voltage lighting. Stairs to first floor. Telephone point.

### LIVING ROOM

**16' x 15' maximum (4.88m x 4.57m maximum)**

With a focal point of living flame gas fire with granite insert and hearth. PVCu double glazed window to the front. Ceiling cornice. Television aerial point. Telephone point. Two radiators.

### DINING ROOM

**9'5" x 8'11" (2.87m x 2.72m)**

With PVCu double glazed door to the rear. Laminate flooring. Radiator. Doorway to:

### KITCHEN

**9'9" x 8'11" (2.97m x 2.72m)**

Fitted with comprehensive range of high gloss wall and base units with granite work surfaces over incorporating stainless sink unit with drainer. Integrated Siemens combination oven/microwave and Siemens oven/grill plus four ring induction hob with stainless steel extractor hood. Space for dishwasher. Integrated fridge freezer. PVCu double glazed window to the rear. Recessed low voltage lighting. Ceiling cornice. Cushion flooring. PVCu double glazed door to:

### UTILITY

**13' x 4'8" (3.96m x 1.42m)**

Superb addition to the property with base units with work surfaces over incorporating a stainless steel sink unit. Space for dryer. Plumbing for washing machine. Cushion flooring. PVCu double glazed windows to the side and rear. Radiator. Recessed low voltage lighting. With access to PVCu double glazed door to the front driveway. Door to integral garage.





**BEDROOM 1**  
**16'3" x 13'7" (4.95m x 4.14m)**

With PVCu double glazed window to the side. PVCu double glazed door to the garden. Fitted wardrobes. Radiator. Television aerial point. Ceiling cornice.

**BEDROOM 2**  
**13'7" x 9'11" (4.14m x 3.02m)**

With two PVCu double glazed windows to the front and one to the side overlooking the gardens. With fronted fitted wardrobe and dressing table. Radiator. Ceiling cornice.

**BATHROOM**  
**8'10" x 7'9" (2.69m x 2.36m)**

A modern bathroom with walk-in shower cubicle with electric shower, WC and vanity wash basin. Under floor heating. Tiled walls and floor. Recessed low voltage lighting. Ceiling cornice. Extractor fan. Opaque PVCu double glazed window to the rear.



**FIRST FLOOR**

**LANDING**

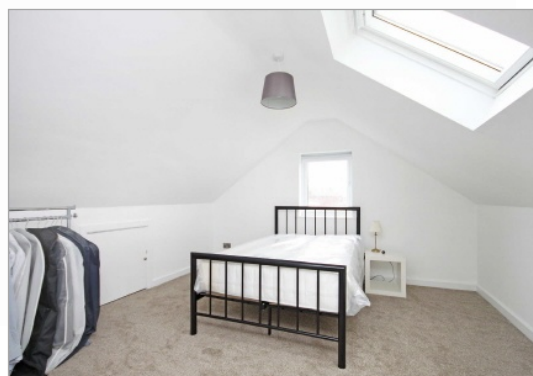
Velux window to the rear.

**BEDROOM 3**  
**15'4" x 12'5" (4.67m x 3.78m)**

With PVCu double glazed window to the side. Velux window to the rear. Eave storage. Radiator.

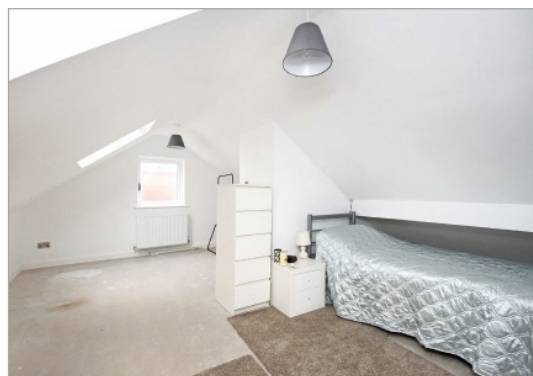
**BEDROOM 4**  
**19'2" x 15'11" max (5.84m x 4.85m max)**

With two velux windows to the rear and opaque PVCu double glazed window to the side. Two radiators. Access hatch to eave storage area.



**BATHROOM**  
**6'9" x 5'11" (2.06m x 1.80m)**

With walk-in shower cubicle, main shower, vanity wash hand basin and WC. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.



**OUTSIDE**

**INTEGRAL GARAGE**  
**16'9" x 7'11" (5.11m x 2.41m)**

With up and over door. Light and power. Wall mounted combination gas central heating boiler with hot water cylinder and pump. Opaque PVCu double glazed window to the side.

There's off road parking to the front with the flagged driveway with adjacent lawned gardens which extend to the side. There is also a patio seating area to the side which extends to the rear.

**SERVICES**

All main services are connected.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

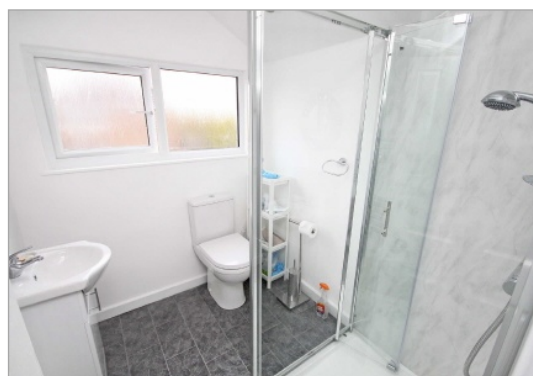
Trafford Borough Council Band "D"

**TENURE**

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

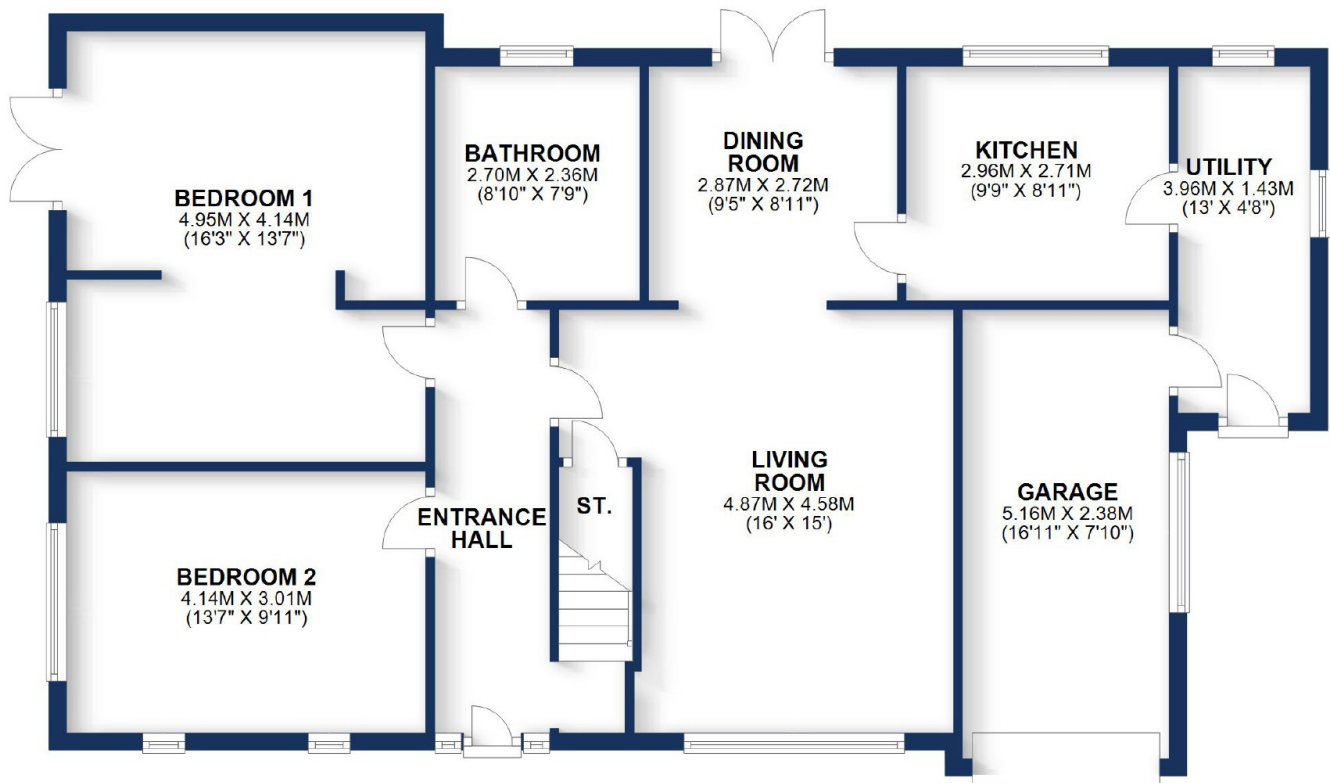
**NOTE**

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



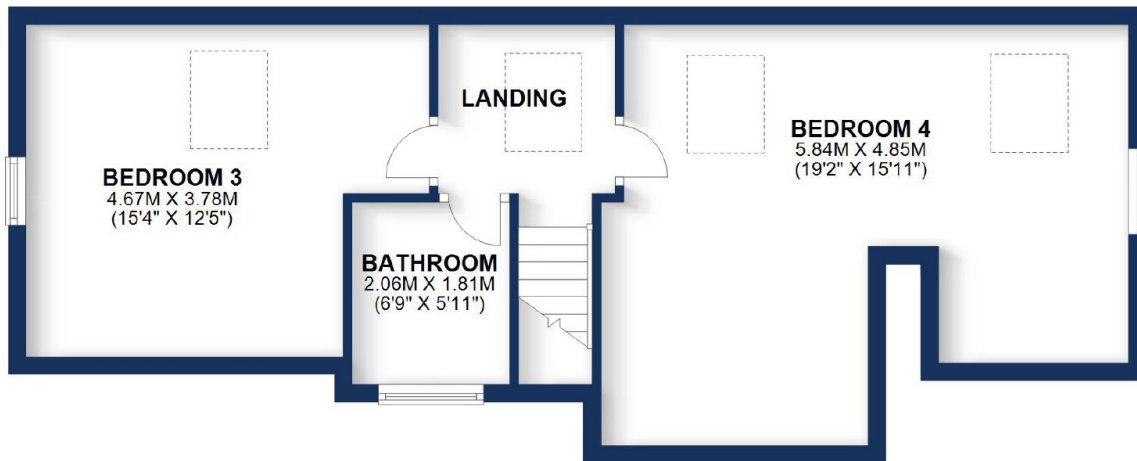
## GROUND FLOOR

APPROX. 106.1 SQ. METRES (1141.8 SQ. FEET)



## FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.6 SQ. FEET)



TOTAL AREA: APPROX. 157.8 SQ. METRES (1698.4 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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