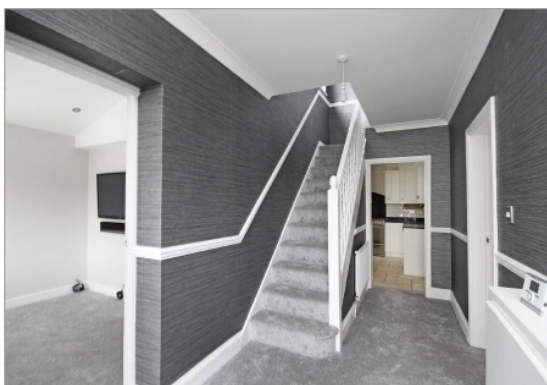


7 VICTORIA ROAD, TIMPERLEY



Offers over £425,000



A Superb Detached Property In A Sought After Location

NO ONWARD CHAIN An extended detached family home in a sought after location within walking distance of Timperley village centre and on the doorstep of The Willows Primary School. Entrance hall, full depth lounge dining room to one side whilst to the other is a family room to the front with utility and WC beyond and the ground floor accommodation is completed by the breakfast kitchen with access to the rear garden. To the first floor are 3 bedrooms and bathroom/WC. Presented to a high standard but with further scope to extend with planning permission granted to create a 4th bedroom and en-suite. Off road parking.

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TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

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DIRECTIONS

POSTCODE: WA15 6PP

Travelling from our Timperley office proceed towards the village and at the traffic lights continue straight through into the continuation of Stockport Road. Take the 1st right into Grove Lane. Continue along Grove Lane and turn left into Victoria Road where the property can be found just after the junction with Alexander Drive on the left.

DESCRIPTION

A superb detached family home lying within a sought after location with The Willows Primary School on the doorstep and with Wellington High School a short walk away. Timperley village centre is also within walking distance with its superb range of shops.

The accommodation is presented to a high standard and features an entrance hallway leading onto a large full depth living dining room with double doors leading onto the rear gardens. Also off the entrance hall is a separate family room with door leading to a rear utility with WC off. The accommodation is then completed by a breakfast kitchen with doors to the side and rear. To the first floor there are 3 bedrooms and bathroom/WC.

Although well proportioned already there is planning permission granted to create a 4th bedroom with en-suite. Full details are available on Trafford Borough Councils website using planning application number 97801/HHA/19. Plans are available online or can be viewed in our office.

To the front of the property the driveway provides off road parking and there is gated access to the side. To the side and rear there are lawned gardens and large paved patio seating area.

Viewing is highly recommended to appreciate the standard of accommodation on offer and the potential also available.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door with matching opaque double glazed window. Spindle balustrade staircase to first floor. Radiator. Dado rail. Ceiling cornice.

FULL DEPTH LOUNGE DINING ROOM

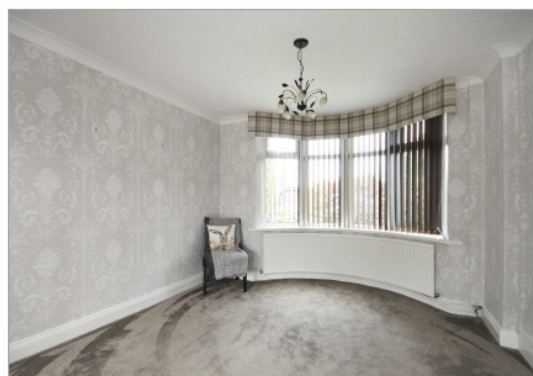
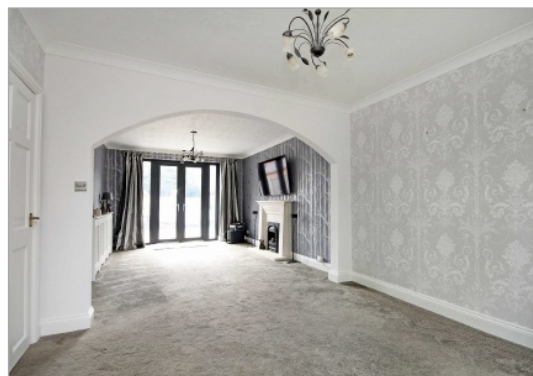
26'6" x 11'3" (8.08m x 3.43m)

With PVCu double glazed bay window to the front and PVCu double glazed double doors leading to the rear garden. Ceiling cornice. Two radiators. Focal point of a living flame gas fire with marble effect insert and hearth. Television aerial point. Telephone point. HDMI point and Data point.

FAMILY ROOM

8'8" x 8'3" (2.64m x 2.51m)

With PVCu double glazed windows to the front and side. Television aerial point. Radiator. HDMI point and Data point. Recessed low voltage lighting.



DINING KITCHEN

15'4" x 12'8" (4.67m x 3.86m)

Fitted with a comprehensive range of white wall and base units with granite work surfaces over incorporating a Belfast style sink unit and breakfast bar. Space for Range oven. Stainless steel extractor hood. Space for American style fridge freezer. Integrated dishwasher. Tiled floor. Ceiling cornice. PVCu double glazed window to the side. PVCu double glazed door to the side and rear. Understairs storage cupboard. Half tiled walls.

UTILITY

8'4" x 4'5" (2.54m x 1.35m)

PVCu double glazed window to the side. Tiled floor. Plumbing for washing machine.

WC

Low level WC and vanity wash basin. Half tiled walls. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Loft access hatch. PVCu double glazed window to the side.

BEDROOM 1

13'11" x 11'3" (4.24m x 3.43m)

PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM 2

12'6" x 11'3" (3.81m x 3.43m)

PVCu double glazed window to the rear. Television aerial point. Radiator.

BEDROOM 3

9'6" x 6'3" (2.90m x 1.91m)

PVCu double glaze window to the front. Radiator.

BATHROOM

7'6" x 6'1" (2.29m x 1.85m)

Fitted with a modern white contemporary suite with chrome fitting comprising jacuzzi bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Tiled walls and floor.

OUTSIDE

To the front of the property a driveway provides off road parking with adjacent lawned garden. Gated access to the side. To the side there are gardens laid mainly to lawn whilst to the rear is a large patio seating area with further lawned gardens beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

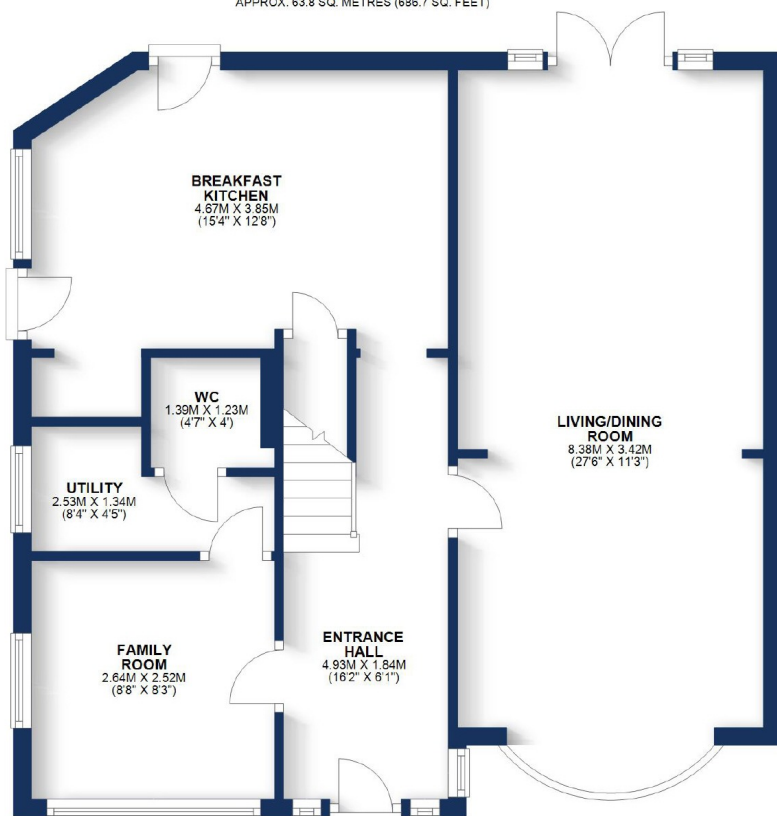
We are informed the property is Freehold. This should be verified by your solicitor.

NOTE

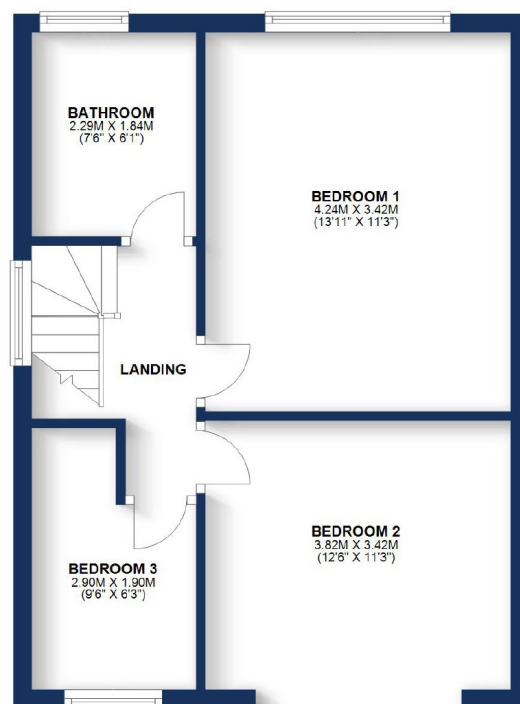
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR
APPROX. 63.8 SQ. METRES (686.7 SQ. FEET)



FIRST FLOOR
APPROX. 39.8 SQ. METRES (428.6 SQ. FEET)



TOTAL AREA: APPROX. 103.6 SQ. METRES (1115.3 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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