

33 HENLEY DRIVE, TIMPERLEY



Offers over £275,000



A Superbly Proportioned Terraced Property In An Ideal Location

A superbly presented and proportioned property in an ideal location within walking distance of highly regarded primary and secondary schools and with Timperley village centre and Navigation Road Metrolink station within easy reach. Entrance vestibule, full width sitting room to the front and dining kitchen to the rear with access onto the gardens, two excellent double bedrooms and modern shower room/WC. With footpath and lawned garden to the front and to the rear the gardens have been paved for easy maintenance.

The property also benefits from a separate garage. Viewing is highly recommended.

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DIRECTIONS

POSTCODE: WA15 6RY

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road for approximately 1 mile and turn left into Moss Lane. Continue over the bridge follow Moss Lane round to the right where it becomes Brook Lane and take the second right into Henley Drive. Follow Henley Drive round to the right hand side where the property can then be found on the left.

DESCRIPTION

Situated in an ideal location within walking distance of the Metrolink station at Navigation Road and with Altrincham town centre within 1 mile. The location is also ideal being within the catchment area of highly regarded primary and secondary schools and with Timperley village centre within easy reach.

The accommodation is approached via a large entrance vestibule with cloaks area and with door providing access into the superb living room, also to the rear of the property is a full width dining kitchen with a comprehensive range of units and with ample space for dining suite. From the kitchen there is access to the rear garden. To the first floor there are two excellent double bedrooms both with fitted wardrobes and serviced by the family bathroom/WC. Within the landing there is also an airing cupboard housing the hot water cylinder.

To the front of the property is a courtyard garden with adjacent footpath whilst to the rear the gardens have been paved for easy maintenance. The property benefits from a garage within the adjacent garage block.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door.

SITTING ROOM

15'3" x 12'9" (4.65m x 3.89m)

PVCu double glazed window to the front. Laminate wood flooring. Television aerial point. Telephone point. Ceiling cornice. Spindle balustrade staircase to first floor.

DINING KITCHEN

15'2" x 11'3" (4.62m x 3.43m)

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surface over incorporating a 1 ½ bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer and dishwasher. Plumbing for washing machine. Space for dining suite. Radiator. PVCu double glazed window overlooking the rear garden. PVCu double glazed double doors provide access to the rear garden.

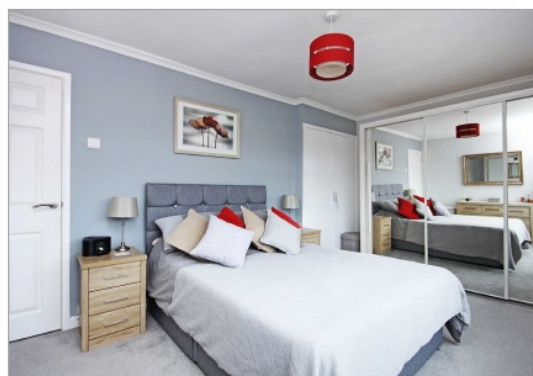
FIRST FLOOR

LANDING

Loft access hatch. Cupboard housing wall mounted combination gas central heating boiler.

BEDROOM 1

15'3" x 9'8" (4.65m x 2.95m)



With fitted wardrobes. PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Ceiling cornice.

BEDROOM 2
11'3" x 10'0" (3.43m x 3.05m)

PVCu double glazed window overlooking the rear garden. Radiator. Fitted wardrobes.

BATHROOM
8'5" x 4'11" (2.57m x 1.50m)

Fitted with a modern suite comprising tiled shower enclosure, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

To the front of the property there is a flagged footpath with adjacent lawned garden. To the rear the gardens have been flagged for easy maintenance and there is an additional outhouse with light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is held on a leasehold basis for the residue of a 999 year term and subject to a ground rent of £18.00 per annum. This should be verified by your Solicitor.

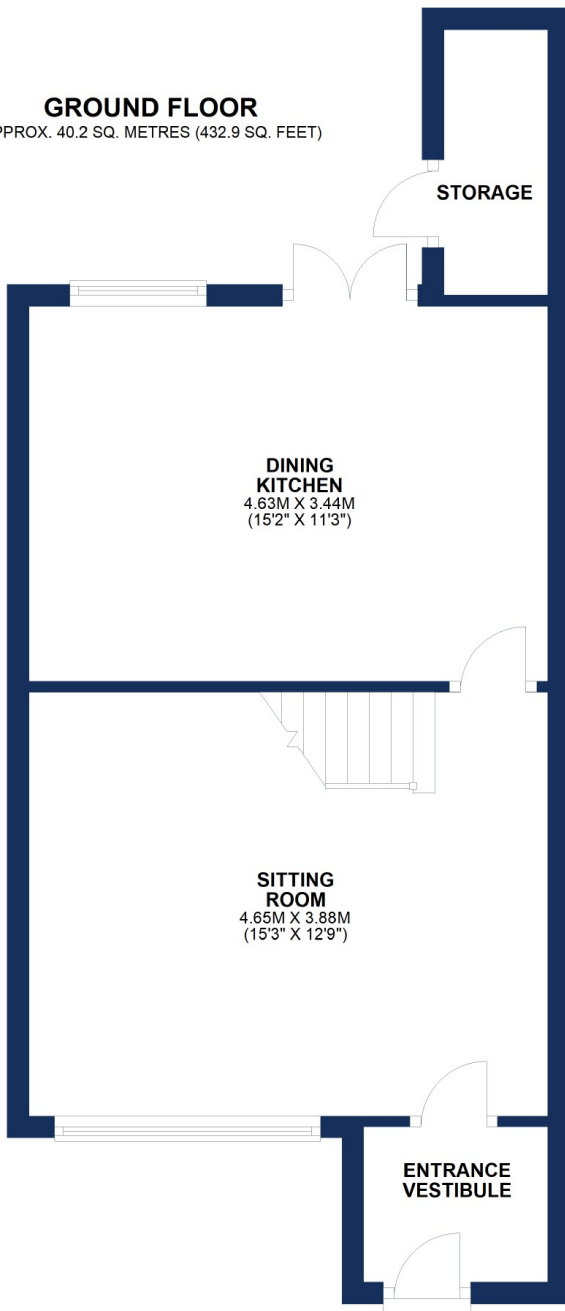
NOTE

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



GROUND FLOOR

APPROX. 40.2 SQ. METRES (432.9 SQ. FEET)



FIRST FLOOR

APPROX. 35.2 SQ. METRES (379.4 SQ. FEET)



TOTAL AREA: APPROX. 75.5 SQ. METRES (812.2 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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