

**8 MOSSGROVE ROAD, TIMPERLEY**



Offers in the region of £400,000



**A Superbly Proportioned Family Home Offering Plenty Of Further Potential**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned three double bedroom semi detached family home in a sought after location within the catchment area of highly regarded schools and within walking distance of Timperley village centre and Navigation Road Metrolink station. Enclosed porch, entrance hall, full depth sitting room, dining room with adjacent kitchen with access to a rear entrance vestibule leading to the rear garden and also the cloakroom/WC. To the first floor there are three double bedrooms and shower room/WC. Ample off road parking within the driveway which continues to the side with gated access to the rear. To the rear is a detached garage and superb lawned garden incorporating a patio seating area and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

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**TIMPERLEY**

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## DIRECTIONS

**POSTCODE: WA15 6LF**

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 first right into Grove Lane. Continue to the end of Grove Lane and turn left into Mossgrove Road where the property can then be found after a short distance on the right.

## DESCRIPTION

A larger than average superbly proportioned semi detached family home in an ideal location.

The double fronted accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the full depth sitting room with sliding doors leading onto the rear garden. To the other side is a separate dining room with fitted kitchen off. Adjacent to the kitchen is a rear entrance vestibule providing access onto the cloakroom/WC and also with door leading onto the rear garden.

To the first floor there are three excellent double bedrooms serviced by the family shower room/WC.

To the front of the property the drive provides off road parking for several vehicles and has an adjacent lawned garden. The driveway continues to the side leading to the garage and there is then gated access to the rear. To the rear is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and with a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within the catchment area of and within walking distance of highly regarded primary and secondary schools. Altrincham town centre and Timperley village centres are within easy reach as is Navigation Road Metrolink station providing a commuter service into Manchester.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled front door with adjacent matching side screen. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Telephone point.

#### SITTING ROOM

**12'10" x 11'1" (3.91m x 3.38m)**

Running the full depth of the property and with PVCu double glazed window to the front and PVCu double glazed sliding doors to the rear garden. Focal point of a gas fire with wood surround. Picture rail. Ceiling cornice. Radiator.

#### DINING ROOM

**13'11" x 11'2" (4.24m x 3.40m)**

PVCu double glazed windows to the front and side. Tiled fireplace housing gas fire. Radiator. Picture rail. Television aerial point.



## KITCHEN

11'2" x 6'2" (3.40m x 1.88m)

Fitted with a range of light wood wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge and plumbing for washing machine. PVCu double glazed window overlooking the rear garden. Wall mounted gas central heating boiler. Understairs storage area.

## REAR ENTRANCE VESTIBULE

PVCu double glazed door provides access to the rear garden. Laminate wood flooring. Access to:

## WC

With low level WC.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the rear. Loft access hatch. Airing cupboard.

### BEDROOM 1

12'11" x 11'2" (3.94m x 3.40m)

With fitted wardrobe and drawers. PVCu double glazed window to the front. Radiator. Picture rail.

### BEDROOM 2

12'10" x 11'1" (3.91m x 3.38m)

PVCu double glazed windows to the front and rear. Radiator. Picture rail.

### BEDROOM 3

11'2" x 7'6" (3.40m x 2.29m)

With PVCu double glazed window to the rear. Radiator. Picture rail.

## BATHROOM

5'9" x 5'3" (1.75m x 1.60m)

With a suite comprising shower cubicle, WC and wash hand basin. Opaque double glazed window to the front. Laminate wood flooring. Radiator.

## OUTSIDE

The drive provides off road parking and adjacent lawned garden with well stocked flowerbed. The drive continues to the side leading to the garage and there is gated access to the rear. To the rear and accessed via the rear entrance vestibule and sitting room is a large patio seating area with superb lawned gardens beyond with well stocked flowerbeds and all enjoying a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "D"

## TENURE

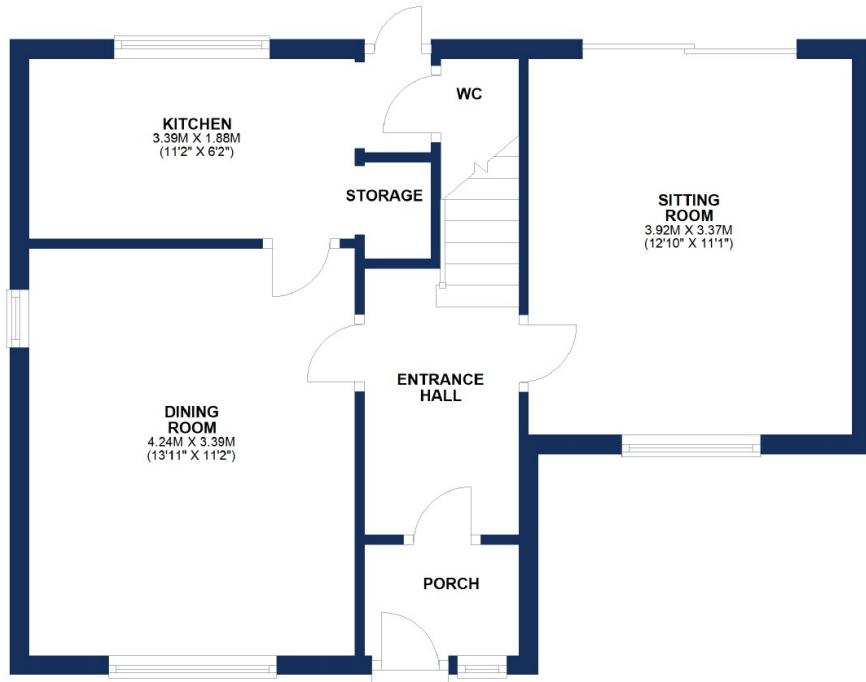
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

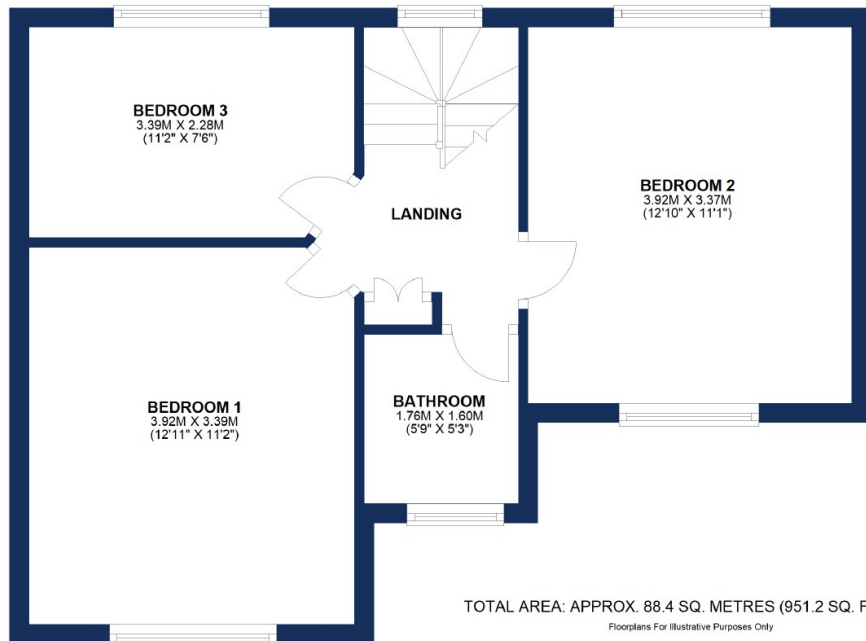
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**GROUND FLOOR**  
APPROX. 45.3 SQ. METRES (487.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 43.1 SQ. METRES (464.1 SQ. FEET)



TOTAL AREA: APPROX. 88.4 SQ. METRES (951.2 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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