

11 MULLION DRIVE, TIMPERLEY



Offers over £425,000



An Extended Semi Detached Family Home Presented to an Exceptional Standard

An immaculately presented semi detached family home in a sought after location where viewing is essential to appreciate the standard of accommodation on offer. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan dining kitchen to the rear with bi-fold doors to the rear gardens, utility room, WC and access to integrated store room, master bedroom with en suite shower room/WC, two further double bedrooms and modern bathroom/WC. Off road parking to the front and lawned gardens to the rear.

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DIRECTIONS

POSTCODE: WA15 6SL

From our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road and turn left into Moss Lane. Continue over the bridge and follow Moss Lane round to the right where it becomes Brook Lane and after a short distance turn right into Deansgate Lane. Take the first turning left into Brook Avenue and first left into Mullion Drive where the property can be found at the head of the cul-de-sac on the left.

DESCRIPTION

A semi detached family home which has been extended and re-modelled by our clients to provide superb living accommodation which needs to be seen to be appreciated.

The entrance hall provides access onto the bay fronted sitting room. Towards the rear of the property there is an impressive open plan dining kitchen with rose gold fittings incorporating a central island and with ample space for dining suite. Off the kitchen there are bi fold doors leading to the gardens which are laid mainly to lawn. The ground floor accommodation is completed by a separate cloaks area which provides access to the adjacent utility area, WC and the integral storage space.

To the first floor there the master bedroom benefits from an en suite shower room/WC, there are two further double bedrooms and modern bathroom/WC.

To the front of the property the driveway provides off road parking and gated access leads to the side. To the rear as previously mentioned there are gardens laid to lawn with fenced borders.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and also within easy reach of Navigation Road Metrolink station and with Altrincham town centre a little further distant.

A superb property that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door with adjacent opaque window. Laminate flooring. Stairs to the first floor. Radiator.

SITTING ROOM

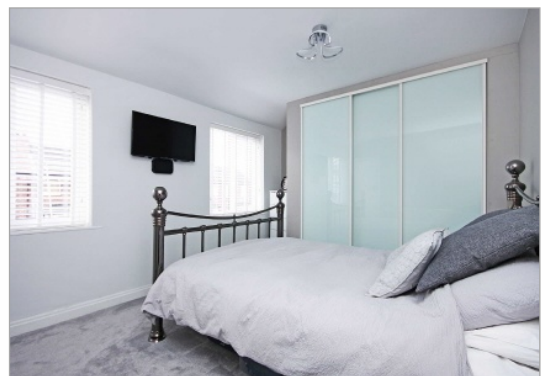
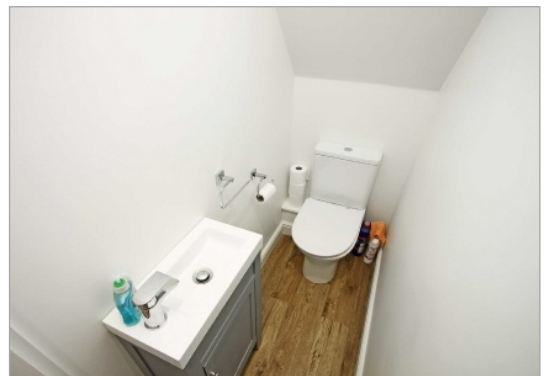
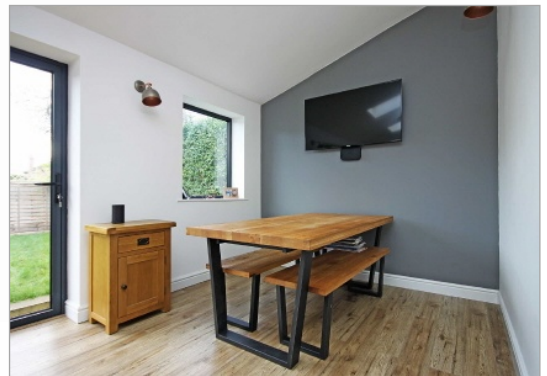
14'6" x 13'4" (4.42m x 4.06m)

With a focal point of a recessed fireplace with timber mantle. PVCu double glazed bay window to the front. Television aerial point. Telephone point. Radiator.

OPEN PLAN DINING KITCHEN

18'6" x 17'11" (5.64m x 5.46m)

An impressive open plan area fitted with a comprehensive range of wall and base units with natural wood work surfaces over incorporating a Belfast sink. The kitchen is further enhanced with attractive rose gold fittings. Integrated Samsung oven/grill plus four ring induction hob with stainless steel extractor hood over. Integrated microwave, fridge/freezer and wine fridge. Two radiators. Recessed lighting. Bi-fold doors to the rear gardens and PVCu double glazed window to the rear. Two Velux windows to the rear. Laminate flooring. Television aerial point.



CLOAKS AREA

A useful cloaks area with access to the utility area, WC and integral store. Laminate flooring.

UTILITY

With plumbing for washing machine. Recessed lighting. Extractor fan. Laminate flooring.

WC

With WC and vanity wash basin. Laminate flooring.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM ONE

13'7" x 10'0" (4.14m x 3.05m)

Two PVCu double glazed windows to the front. Fitted wardrobes. Radiator. Television aerial point.

EN SUITE

7'5" x 4'9" (2.26m x 1.45m)

Fitted with a modern suite comprising shower enclosure, wash basin & WC. Opaque PVCu double glazed window to the front.

BEDROOM TWO

10'4" x 9'3" (3.15m x 2.82m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

13'8" x 7'5" (4.17m x 2.26m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'4" x 5'7" (1.93m x 1.70m)

Fitted with a contemporary white suite with chrome fittings comprising bath with shower over, WC and wash basin. Part tiled walls. Recessed lighting. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking and access to the integral store.

To the rear and accessed via the kitchen the gardens are laid mainly to lawn.

INTEGRAL STORE

20'2" x 7'6" (6.15m x 2.29m)

With double doors to the front and PVCu double glazed door to the rear. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

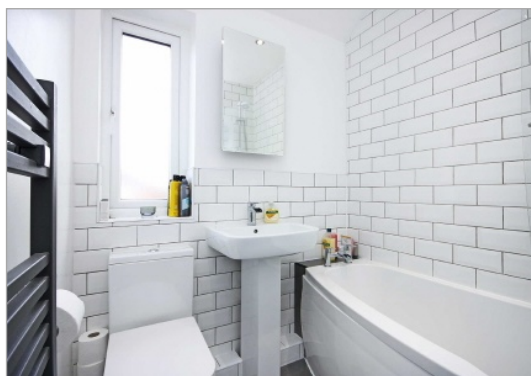
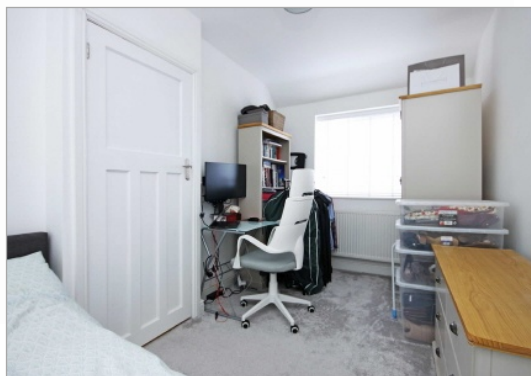
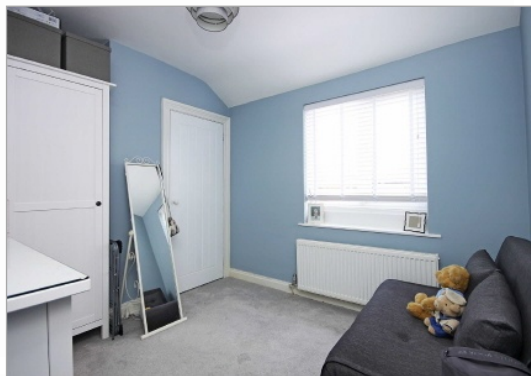
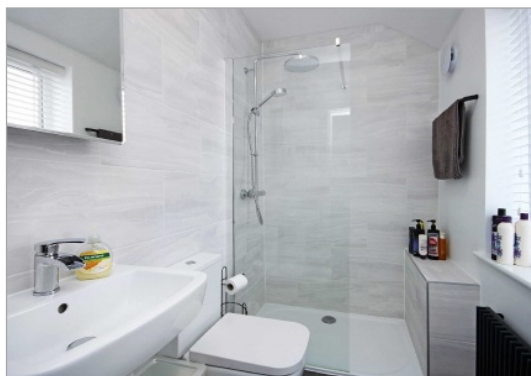
Trafford Borough Council Band 'C'.

TENURE

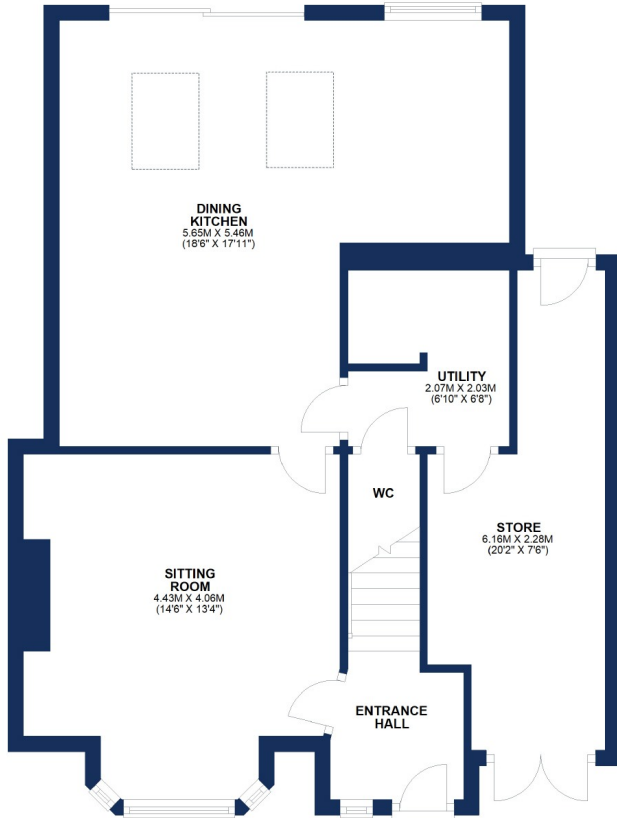
We are informed the property is held on a Freehold basis and free from Chief Rent. This should be verified by your Solicitor.

NOTE

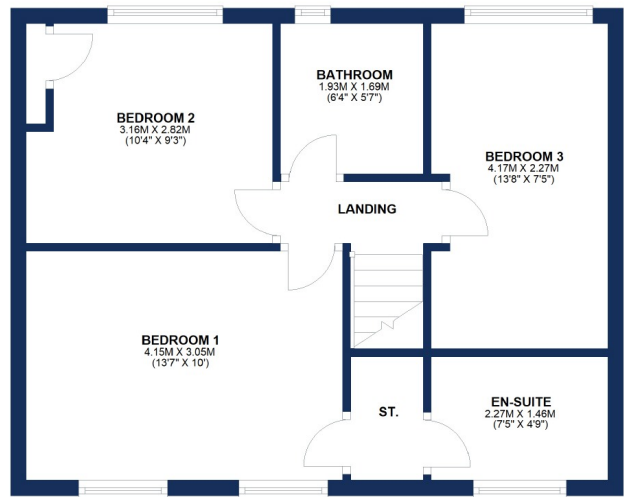
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR
APPROX. 64.7 SQ. METRES (696.9 SQ. FEET)



FIRST FLOOR
APPROX. 43.6 SQ. METRES (469.8 SQ. FEET)



TOTAL AREA: APPROX. 108.4 SQ. METRES (1166.7 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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