IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









12 GREENWAY ROAD | TIMPERLEY

£795,000

An replanned and refurbished traditional bay fronted semi-detached family house with contemporary fittings and attached annex. Occupying an excellent corner plot with ample off road parking and superb landscaped gardens at the rear. The accommodation briefly comprises entrance hall, spacious sitting room, generous open plan living/dining room, fitted breakfast kitchen with integrated appliances, two double bedrooms, single bedroom and shower room/WC. The annex offers a sitting/dining room, fitted kitchen, double bedroom and shower room/WC. Ideal location approximately 400 yards from the Metrolink station and one mile to the village centre.

POSTCODE: WA15 6BE

DESCRIPTION

A truly unique property being offered for sale comprising a traditional semi detached family house occupying an enviable corner plot with exceptional landscaped gardens at the rear and also an attached annex, which may prove invaluable for those seeking multigenerational living arrangements.

The original house is generously proportioned and has been replanned and refurbished to create beautifully presented accommodation with contemporary fittings alongside superb interior design. The entrance hall features luxury vinyl herringbone flooring which continues seamlessly throughout the ground floor and leads onto an elegant sitting room with the focal point of a cast iron wood burning stove set beneath a natural wood mantel. The living/dining room is over 25' in length and provides ample space for a dining suite and additional seating and opens onto the stone paved rear terrace through French windows set within matching side-screens. The adjoining kitchen is fitted with contemporary high gloss white units complemented by stone effect work-surfaces and a range of integrated appliances. In addition, there is a substantial central island incorporating a breakfast bar and French windows open onto the aforementioned rear terrace. Positioned off the entrance hall and completing the ground floor is a well appointed cloakroom/WC.

At first floor level there are two excellent double bedrooms bedrooms, a genuine single bedroom and luxurious shower room/WC. Furthermore, the fully boarded loft space provides useful storage and access is via a folding ladder.

The secondary accommodation is in an attached annex which benefits from its own private entrance as well as access from the kitchen of the main house. There is a spacious living room and fitted kitchen plus an inner hallway which leads to the double bedroom and modern shower room/WC. Also off the inner hallway is a door to the rear terrace.

Externally there is ample off road parking available within the driveway flanked by mature gardens creating screening from the carriageway. The rear the gardens are a particular feature and incorporate a stone paved terrace which is ideal for entertaining during the summer months. There is a further seating area with provision for a hot-tub beneath a timber framed gazebo and a well tended lawn surrounded by well stocked borders and a fence perimeter.

The location is ideal being within five minutes walking distance (Google Maps data) of Timperley Metrolink station and also with local shops on Park Road. Timperley village is approximately one mile distance and a little further is the comprehensive shopping centre of the market town of Altrincham. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Leaded effect double glazed/panelled woodgrain effect composite front door. Turned spindle balustrade staircase to the first floor. Bespoke under-stair shoe storage drawers and full height storage cupboard. Herringbone effect LVT flooring. Radiator.

CLOAKROOM/WC
White/chrome vanity wash basin with mixer tap and low-level WC with concealed cistern. Opaque PVCu double glazed window to the side. Herringbone effect LVT flooring. Sensor operated lighting. Radiator.

SITTING ROOM
16'10" x 13'7" (5.13 x 4.14)
Cast iron wood burning stove beneath a natural wood mantel and set upon a polished granite hearth. PVCu double glazed bay window to the front. Herringbone effect LVT flooring. Radiator.

LIVING/DINING ROOM
25'8" x 9'11" (7.82 x 3.02)
Contemporary wood effect fireplace surround with electric coal/flame effect stove. PVCu double glazed French windows set within matching side-screens to the rear terrace. Herringbone effect LVT flooring. Recessed LED lighting. Two vertical radiators.

BREAKFAST KITCHEN
17'1" x 11'5" (5.21m x 3.48m)
Fitted with a range of high gloss white wall and base units beneath stone effect heat resistant work-surfaces/up-stands and inset 1½ bowl composite drainer sink with mixer tap. Matching central island with breakfast bar. Integrated appliances include a double electric fan oven/grill, five ring gas hob with stainless steel chimney cooker hood above, larder fridge, larder freezer, dishwasher and automatic washing machine. PVCu double glazed French windows to the rear terrace. PVCu double glazed window to the side. Herringbone effect LVT flooring. Recessed LED lighting. Vertical radiator.

FIRST FLOOR

LANDING
Storage/linen closet. Turned spindle balustrade. PVCu double glazed window to the side. Radiator.

BEDROOM ONE
15'11" x 11'0" (4.85 x 3.35)
PVCu double glazed window the rear. Wood flooring. Radiator. Access hatch and folding ladder to:

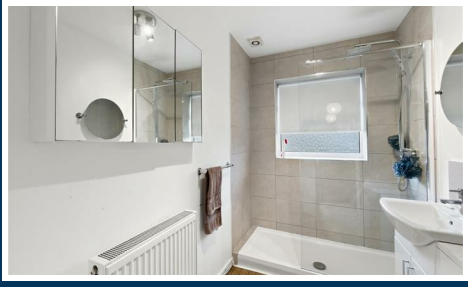
LOFT ROOM
13'3" x 10'1" (4.04 x 3.07)
Fully boarded. Light supply.











BEDROOM TWO
10'11" x 10'7" (3.33 x 3.23)
Six door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Wood flooring. Radiator.

BEDROOM THREE
8'6" x 6'6" (2.59 x 1.98)
PVCu double glazed window to the front. Wood flooring. Radiator.

SHOWER ROOM/WC
8'0" x 5'6" (2.44 x 1.68)
Walk-in shower beyond a glass screen with thermostatic rain shower plus handheld attachment. White/chrome wide vanity wash basin and low-level WC. Opaque PVCu double glazed window to the side. Tiled walls. Wood flooring. Recessed LED lighting. Extractor fan. Radiator.

ANNEX

LIVING ROOM
15'3" x 15'2" maximum measurements (4.65 x 4.62 maximum measurements)
Leaded effect double glazed/panelled woodgrain effect composite external door. Contemporary wall mounted electric fire. PVCu double glazed bay window to the front. Access hatch to the partially boarded loft space. Wood flooring. Radiator.

KITCHEN
11'8" x 6'7" (3.56 x 2.01)
Fitted with a range of wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink unit with mixer tap and tiled splash-back. Space for a cooker. Recess for a fridge, freezer and automatic washing machine. Space for a fridge/freezer. Wall mounted gas central heating boiler. PVCu double glazed window to the side. Wood flooring. Extractor fan. Radiator.

INNER HALLWAY
PVCu double glazed door to the rear terrace. Dado rail. Radiator.

BEDROOM
11'7" x 11'7" maximum measurements (3.53 x 3.53 maximum measurements)
Linen closet with shelving. PVCu double glazed window to the rear. Wood flooring. Radiator.

SHOWER ROOM/WC
8'4" x 5'6" (2.54 x 1.68)
Walk-in shower beyond a glass screen with tiled surrounds and thermostatic rain shower plus handheld attachment. White/chrome semi-recessed vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Wood flooring. Extractor fan. Radiator.

OUTSIDE
Driveway providing off road parking for several vehicles.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

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

COUNCIL TAX
Band D and Band A for the annex.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

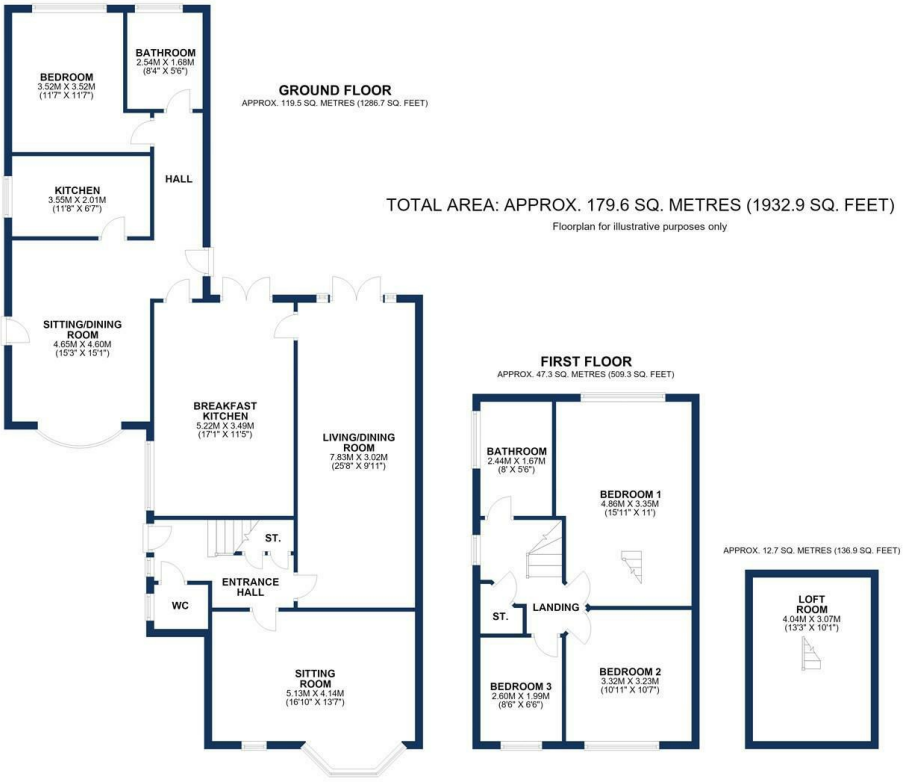








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