IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









39 ACRESFIELD ROAD | TIMPERLEY

OFFERS OVER £750,000

A superb semi detached family home within a sought after location which has been extended and modernised in recent years to provide superbly proportioned living space presented to a high standard. The accommodation briefly comprises large welcoming entrance hall, bay fronted sitting room, impressive open plan living dining kitchen with access to the rear gardens plus adjacent utility room with access to the side and the boiler room, ground floor shower room/WC, principal bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms all with fitted wardrobes and serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond. The property is ideally positioned within easy reach of Timperley village centre and Timperley Metrolink station and lies within the catchment area of highly regarded primary and secondary schools. Viewing is highly recommended.

POSTCODE: WA15 6HT

DESCRIPTION

A traditional semi detached family home that has been extended and modernised in recent years to provide beautifully presented accommodation throughout which needs to be seen to be appreciated.

The accommodation is approached via a large welcoming entrance hall with a combination of natural wood and tiled flooring. Positioned towards the front of the property is a bay fronted sitting room with plantation shutters whilst to the rear is an impressive open plan living dining kitchen. The living area benefits from a media wall and opens onto the impressive dining kitchen fitted with a comprehensive range of contemporary handle less units with quartz work surfaces and a full range of quality integrated appliances plus central island with breakfast bar. From the open plan space there are doors leading onto the attractive rear gardens and also the adjacent utility room. From the utility room there is access to the boiler room and also door to the side. The ground floor accommodation is completed by the shower room/WC fitted with a contemporary white suite.

To the first floor the principal bedroom benefits from fitted wardrobes and overlooks the rear gardens and has an adjacent en-suite shower room/WC fitted with a contemporary white suite with chrome fittings. There are three further double bedrooms all with fitted wardrobes and serviced by the family bathroom/WC. Throughout the ground floor and within each bathroom there is under floor heating.

Externally to the front of the property the driveway provides off road parking and there is gated access towards the rear. To the rear the gardens incorporate a patio seating area with extensive lawns beyond with fence borders and detached shed.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station and Timperley village centre.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With composite front door. A mixture of tiled and natural wood flooring with underfloor heating. Spindle balustrade staircase to first floor. Recessed low voltage lighting. Under stairs storage area.

SITTING ROOM
12'2" x 10'10" (3.71m x 3.30m)
With PVCu double glazed bay window to the front with plantation shutters. Radiator. Recessed low voltage lighting.

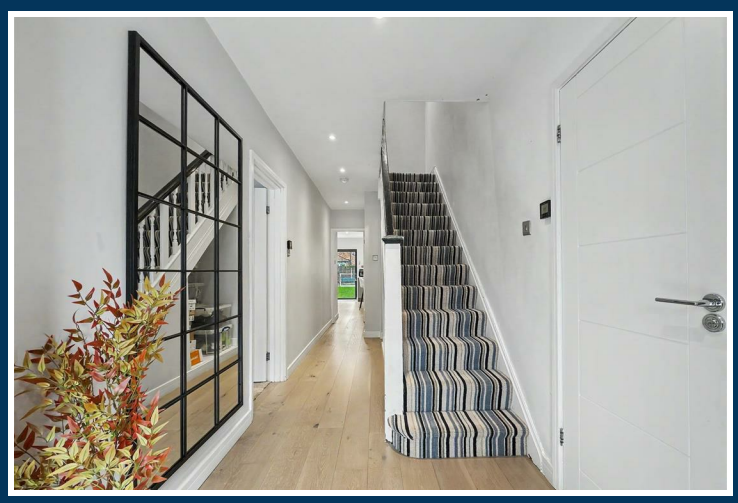
OPEN PLAN LIVING DINING KITCHEN
27'5" x 10'7" (8.36m x 3.23m)
An impressive open plan space comprising:

LIVING DINING AREA
The living area has a fitted media wall by Bluebell with storage and shelving with inset lighting. Recessed low voltage lighting. Natural wood flooring. Space for living suite. Opening to the dining area with bi folding doors to the rear patio with lawned gardens beyond. Velux window to the rear. Recessed low voltage lighting. Ample space for dining suite. Underfloor heating throughout.

KITCHEN
Fitted with a comprehensive range of grey contemporary handle less wall and base units with contrasting quartz work surface over incorporating stainless steel sink unit with drainer. Bosch appliances include a five ring gas hob with extractor hood over, twin oven/grill plus warming drawer. Full height fridge and freezer. Dishwasher. Central island with breakfast bar and further storage. PVCu double glazed window to the rear. Natural wood flooring. Underfloor heating. Recessed low voltage lighting.

UTILITY
7'4" x 5'3" (2.24m x 1.60m)
With wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. PVCu double glazed door to the side. Natural wood flooring. Recessed low voltage lighting. Tiled splashback.











BOILER ROOM
6'1" x 3'3" (1.85m x 0.99m)
Housing the Vaillant gas central heating boiler plus adjacent pressurised hot water cylinder and underfloor heating system. Recessed low voltage lighting.

FIRST FLOOR

LANDING
With loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 1
14'11" x 13'0" (4.55m x 3.96m)
With PVCu double glazed window to the rear. Fitted wardrobes by Bluebell. Radiator. Television aerial point. Recessed low voltage lighting.

EN-SUITE
7'4" x 4'7" (2.24m x 1.40m)
Fitted with a contemporary white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Underfloor heating.

BEDROOM 2
12'2" x 10'10" (3.71m x 3.30m)
With PVCu double glazed bay window to the front. Radiator. Fitted wardrobes and dressing table by Bluebell.

BEDROOM 3
11'8" x 10'10" (3.56m x 3.30m)
PVCu double glazed window to the rear. Fitted wardrobes and dressing table/desk by Bluebell. Natural wood flooring. Radiator. Recessed low voltage lighting.

BEDROOM 4
10'11" x 10'6" (3.33m x 3.20m)
With PVCu double glazed window to the front. Natural wood flooring. Radiator. Fitted wardrobe by Bluebell.

BATHROOM
12'7" x 7'4" maximum measurements (3.84m x 2.24m maximum measurements)
Fitted with a contemporary white suite with chrome fittings comprising panelled bath, separate tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Underfloor heating.

OUTSIDE
To the front of the property the block paved drive provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a patio seating area accessed via the open plan living space with delightful lawned gardens beyond with fence borders. There is the added benefit of a detached shed within the garden and access to external water feed and power point.

SERVICES
All main services are connected.

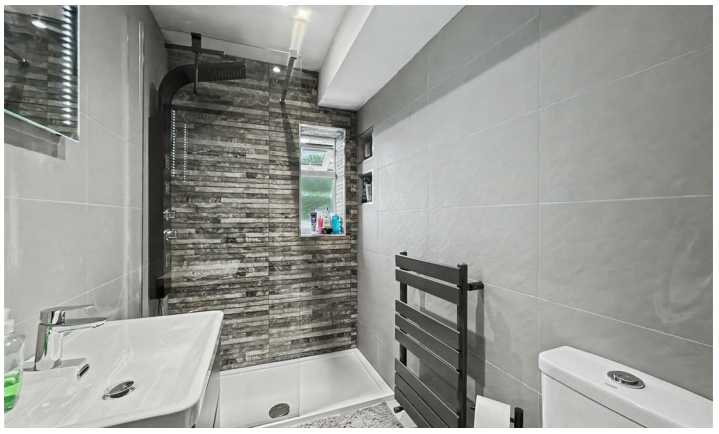
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

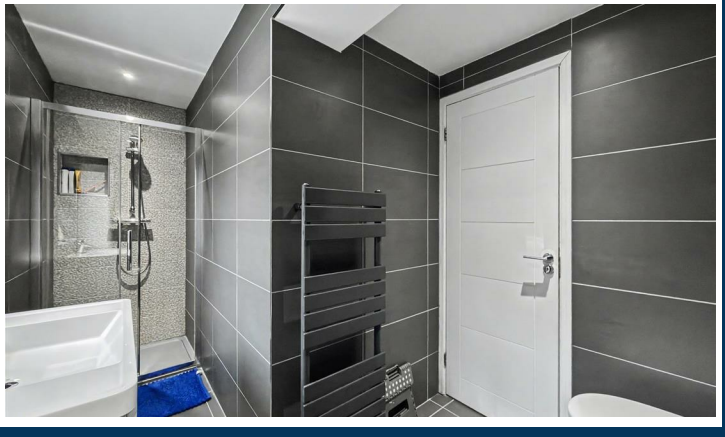
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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



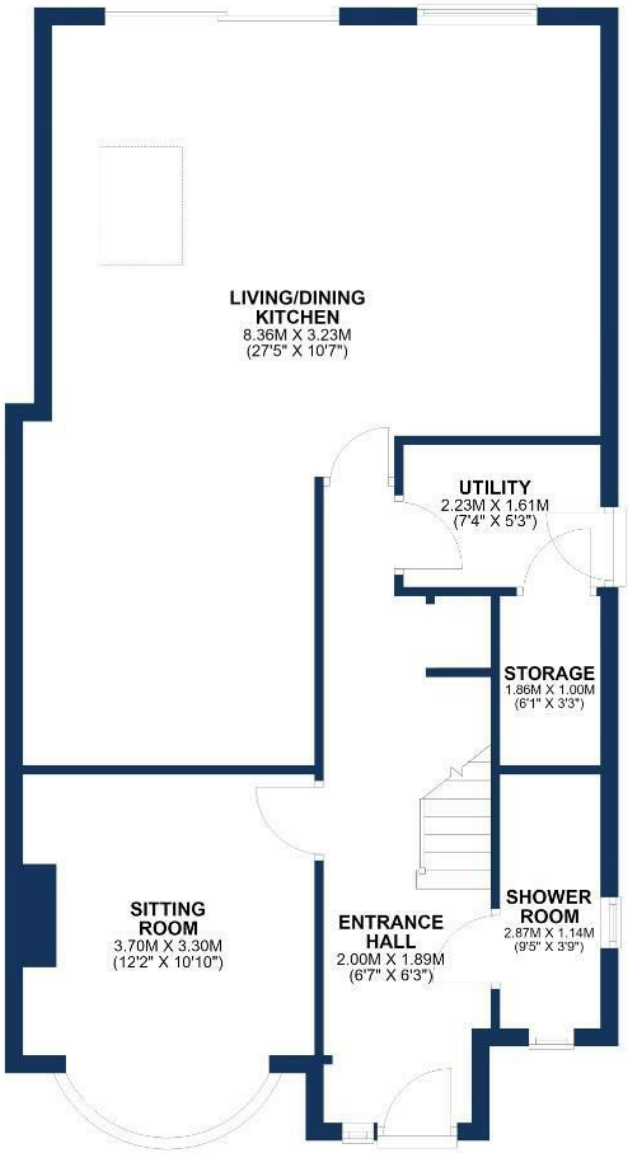






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GROUND FLOOR
APPROX. 75.7 SQ. METRES (814.5 SQ. FEET)



FIRST FLOOR
APPROX. 64.8 SQ. METRES (697.3 SQ. FEET)



TOTAL AREA: APPROX. 140.5 SQ. METRES (1511.8 SQ. FEET)

Floorplan for illustrative purposes only

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