IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









3 GOODWOOD CRESCENT | TIMPERLEY

£525,000

A beautifully presented and superbly proportioned semi detached family home in an ideal cul de sac location within close proximity to Timperley village and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises recessed porch, entrance hall, full depth bay fronted sitting room, extended dining kitchen with access to the gardens, cloakroom/WC, three excellent bedrooms and modern bathroom/WC to the first floor. Off road parking is provided within the driveway which also leads to the detached garage at the rear. The gardens to the front and side are laid mainly to lawn. Viewing is highly recommended.

POSTCODE: WA15 7BD

DESCRIPTION

Occupying an enviable corner plot this semi detached family home has undergone a recent programme of modernisation throughout and the beautifully presented accommodation is also superbly proportioned. The welcoming entrance hall provides access onto the bay fronted sitting room which also overlooks the rear gardens whilst the kitchen is fitted with a modern range of units with space for dining suite and also incorporates a breakfast bar and provides access to the side garden. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three excellent bedrooms all of which are serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is pedestrian gated access to the front of the property with block paved footpath flanked by lawned gardens which extend to the side and rear. Immediately to the rear the driveway provides off road parking and access to the detached garage.

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

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL
Composite front door. Tiled floor. Radiator. Spindle balustrade staircase to first floor. Opaque PVCu double glazed window at half landing level.

CLOAKROOM
With a white suite with chrome fittings comprising WC and wash hand basin. Opaque PVCu double glazed window to the front. Electric heater. Tiled floor. Recessed low voltage lighting.

SITTING ROOM
23'4" x 11'1" (7.11m x 3.38m)
A superb reception room with PVCu double glazed bay window to the front and PVCu double glazed window overlooking the rear gardens at the rear. LVT flooring throughout in a herringbone style. Radiator. Recessed low voltage lighting. Television aerial point.

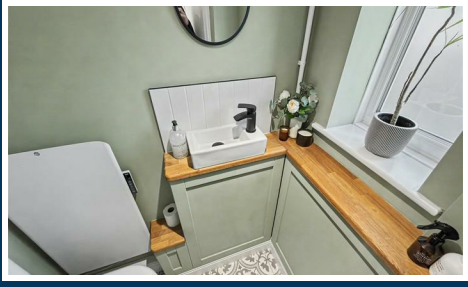
DINING KITCHEN
24'7" x 9'0" (7.49m x 2.74m)
Fitted with a comprehensive range of contemporary units with quartz work surface over incorporating 1 1/2 bowl sink unit and breakfast bar. Integrated appliances by Bosch include an oven/grill plus 4 ring electric hob with stainless steel extractor hood. Space for fridge freezer and plumbing for washing machine. Tiled splashback. LVT flooring. Recessed low voltage lighting. Two radiators. Ample space for dining suite. Three PVCu double glazed windows to the side. PVCu double glazed door to the side garden. Velux window to the rear.











FIRST FLOOR

LANDING
With PVCu double glazed window to the front.

BEDROOM 1
11'2" x 10'10" (3.40m x 3.30m)
PVCu double glazed window to the rear. Radiator.

BEDROOM 2
11'10" x 10'10" (3.61m x 3.30m)
PVCu double glazed bay window to the front. Cast iron fireplace. Radiator.

BEDROOM 3
9'4" x 7'11" (2.84m x 2.41m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
7'7" x 5'4" (2.31m x 1.63m)
With a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Storage cupboard. Two opaque PVCu double glazed windows to the side. Recessed low voltage lighting. Extractor fan. LVT flooring.

OUTSIDE

GARAGE
16'10" x 9'1" (5.13m x 2.77m)
With up and over door to the front. Window to the rear and door to the side. Light and power.

To the front of the property gated pedestrian access leads to a block paved footpath which is flanked by lawned gardens and mature hedge borders which extend to the side and rear. Immediately to the rear the driveway provides off road parking and access to the detached garage.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

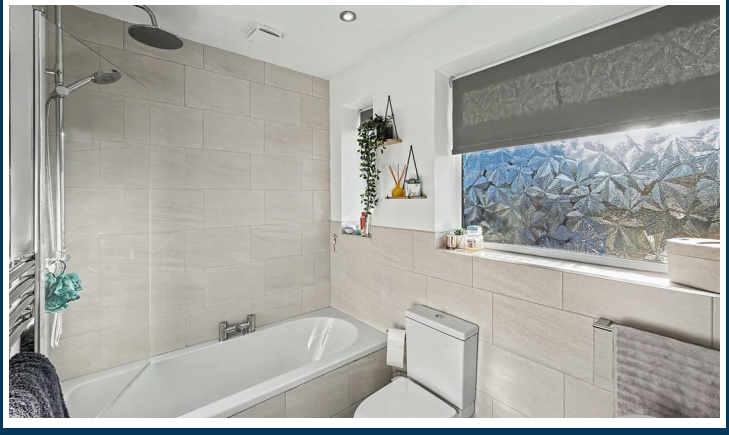
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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



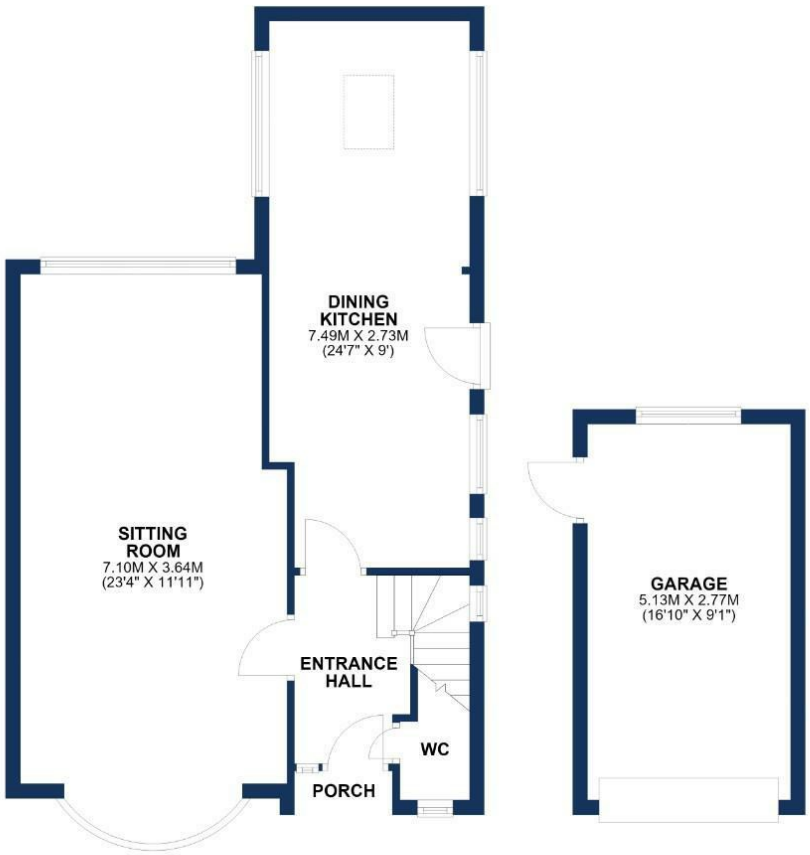






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GROUND FLOOR
APPROX. 67.2 SQ. METRES (723.7 SQ. FEET)



FIRST FLOOR
APPROX. 43.7 SQ. METRES (470.0 SQ. FEET)



TOTAL AREA: APPROX. 110.9 SQ. METRES (1193.7 SQ. FEET)

Floorplan for illustrative purposes only

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