IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









33 WOOD LANE | TIMPERLEY

£810,000

An extended bay fronted semi detached family home in a sought after residential location lying within the catchment area of Wellington School. The accommodation briefly comprises welcoming entrance hall with separate cloaks area and access to the ground floor WC, sitting room to the front plus separate dining room to the rear with an adjacent breakfast kitchen which provides access to the rear gardens and also to the integral garage. To the first floor there are four excellent bedrooms serviced by the family bathroom/WC and there is also an additional separate WC. Externally there is ample off road parking to the front whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. Viewing is essential to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 7QE

DESCRIPTION

This attractive bay fronted semi detached family home is positioned in a sought after location approximately 1 mile distant from both the market town of Altrincham and the thriving village of Timperley and also lies in the catchment area of highly regarded primary and secondary schools including Wellington School.

The superbly proportioned accommodation has been extended in the past and is approached via a welcoming entrance hall with adjacent separate cloakroom and also the WC. Positioned to the front is a separate sitting room with a focal point of a living flame gas fire whilst to the rear is a separate dining room overlooking the attractive gardens. Also positioned to the rear of the property is a breakfast kitchen with a comprehensive range of units and quality appliances and with door leading to the garden and integral garage.

At first floor level there are four superb bedrooms all of which are serviced by the family bathroom/WC fitted with a white suite with gold fittings and there is the added benefit of an additional separate WC.

Externally to the front of the property the block paved drive provides off road parking plus access to the garage and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds.

In conclusion, a superb family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
15'6" x 7'5" (4.72m x 2.26m)
With glass panelled composite front door. Ceiling cornice. Adjacent separate cloaks area with leaded and stained glass window to the front. Telephone point. Spindle balustrade staircase to first floor. Radiator.

SITTING ROOM
15'4" x 11'4" (4.67m x 3.45m)
With a focal point of a living flame gas fire with marble effect surround and hearth. Lead effect PVCu double glazed bay window to the front. Ceiling cornice. Dado rail. Radiator. Television aerial point. Telephone point.

DINING ROOM
14'11" x 11'4" (4.55m x 3.45m)
With lead effect PVCu double glazed bay window to the rear overlooking the gardens. Ceiling cornice. Radiator.

KITCHEN
17'3" x 8'11" (5.26m x 2.72m)
Fitted with a comprehensive range of wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated Bosch double oven/grill. Ceramic hob with extractor hood over. Space for dishwasher and fridge. LVT flooring. Two lead effect PVCu double glazed windows overlooking the rear gardens. Space for table and chairs. Radiator. Ceiling cornice. Composite door to the side and door to the garage.

WC
With WC.

FIRST FLOOR

LANDING
Picture rail. Large airing cupboard housing hot water cylinder and Worcester gas central heating boiler.











BEDROOM 1
15'4" x 11'4" (4.67m x 3.45m)
With lead effect PVCu double glazed bay window to the front. Radiator.

BEDROOM 2
12'6" x 11'4" (3.81m x 3.45m)
With lead effect PVCu double glazed window to the rear and overlooking the garden. Picture rail. Radiator.

BEDROOM 3
17'10" x 9'9" (5.44m x 2.97m)
With two lead effect PVCu double glazed windows to the front. Laminate flooring. Radiator.

BEDROOM 4
9'5" x 7'10" (2.87m x 2.39m)
With lead effect PVCu double glazed window to the side. Laminate flooring. Radiator.

BATHROOM
9'7" x 9'1" (2.92m x 2.77m)
Fitted with a white suite with gold fittings comprising panelled bath, separate tiled shower enclosure, vanity wash basin and WC. Opaque lead effect PVCu double glazed window to the rear. Half tiled walls. Radiator.

WC
With WC and wash hand basin. Opaque lead effect PVCu double glazed window to the rear. Radiator. Tiled splashback. Dado rail.

OUTSIDE

GARAGE
15'6" x 10'3" (4.72m x 3.12m)
With double doors to the front and door to the breakfast kitchen. Window to the side. Plumbing for washing machine and space for dryer.

To the front of the property the block paved drive provides ample off road parking and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

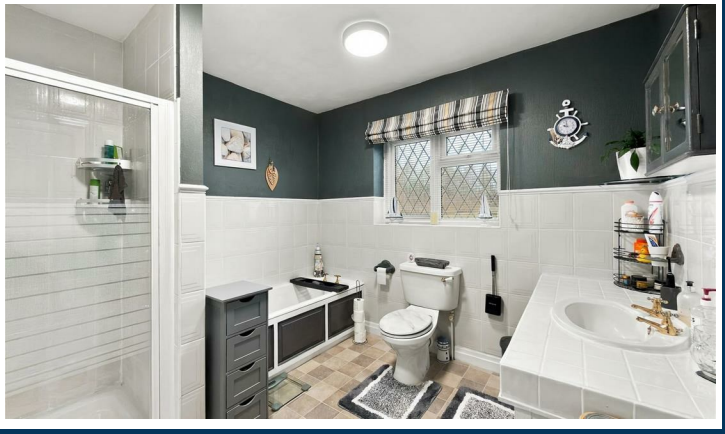
COUNCIL TAX
Trafford Band "D"

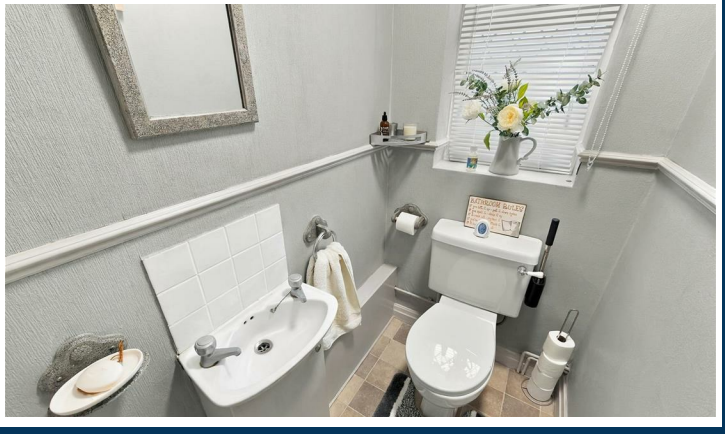
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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









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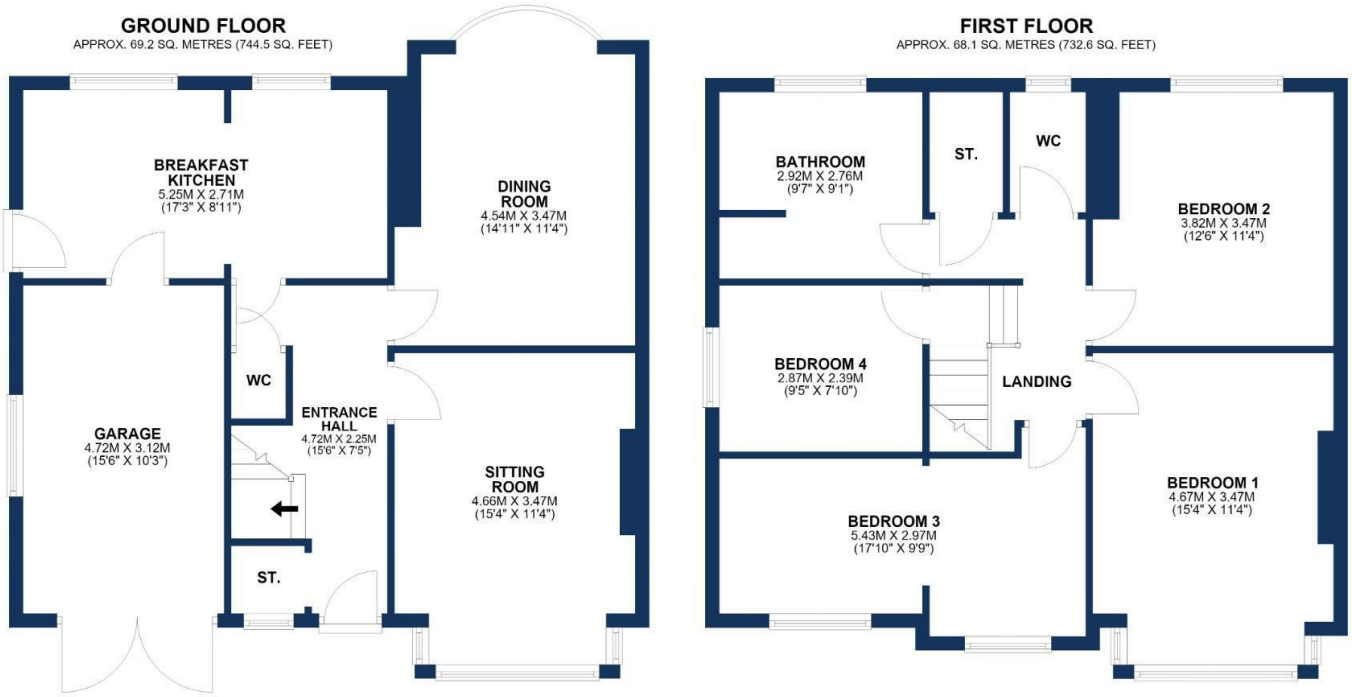

TOTAL AREA: APPROX. 137.2 SQ. METRES (1477.1 SQ. FEET)

Floorplan for illustrative purposes only

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