



Park Road, Timperley, Altrincham, Cheshire

£420,000

This is a Period Semi Detached family home that is offered for sale with NO CHAIN involved. (however a PART EXCHANGE may also be considered) The living space is made up of two separate reception rooms, having a lounge and separate dining room. The kitchen has been recently refitted with space for dining and this leads to an additional downstairs bathroom. On the first floor there are two double bedrooms a further kitchen and a stylish refitted bathroom. A further floor has three bedrooms. There are cellars with three chambers. There is plenty of off road parking and a detached garage on site. It is convenient for the Metro link and an internal viewing is advised to appreciate the size of accommodation on offer.

Timperley

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Porch

Open porch with red tiled floor, original hardwood door and frosted glass inserts and side panels windows opening to;-

Ground Floor Hall

Original high skirting boards, dado rails, picture rails and cornice. Radiator, stairs to the first floor, door with stairs down to the basement, wooden doors to the lounge, dining room and kitchen.

Dining Room 4.19m x 4.5m (13'9" x 14'9")

A spacious room with the original wooden and tile feature fire place. Wooden bay window with leaded lights to the front elevation, radiator, dado rails, picture rails, cornice and high skirting boards.

Kitchen

This is a newly fitted kitchen with a modern range of base and wall units with worktops over inset into which is a stainless steel sink and drainer with mixer taps, splash back tiling, concealed lighting, space for fridge freezer, electric cooker point, tile effect laminate flooring, open brick chimney breast feature, radiator, wooden sash windows to the side elevation, picture rail, door to the side elevation and door to the downstairs bathroom.

Bathroom Two 1.35m (opening to 5' x 7' 04) x 2.24m (4'5" (opening to 5' x 7' 04) x 7'4")

Iron bath, w/c and pedestal hand wash basin. Frosted windows to the side and rear, radiator.

Lounge 3.99m x 4.01m (13'1" x 13'2")

Wooden bay window looking out over the rear elevation with coloured leaded lights, tiled fire place, picture rails, deep skirting boards, cornice and arch to alcove.

Basement

There are three chambers to the cellar where there is plumbing for an automatic washing machine, power and lighting and the meter cupboards.

First Floor Landing

Balustrade rails, radiator, dado rails and wooden doors to the bathroom, second kitchen, and two bedrooms, stairs to the second floor.

Bathroom One

A three piece suite comprising of panelled bath with a Triton shower, low level w/c with a

push flush, pedestal wash hand basin, attractive part tiled walls with a mosaic border, and two frosted wooden windows to the rear elevation, tiled floor, radiator.

Master Bedroom 5.97m (into alcoves) x 3.58m (19'7" (into alcoves) x 11'9")

Two wooden windows with coloured leaded lights above to the front elevation. Wooden fireplace with living flame fire, cornice, picture rails and radiator.

Bedroom Two 4.11m x 3.33m (into the alcoves) (13'6" x 10'11" (into the alcoves))

Wooden door, picture rails, radiator, original fire place and wooden window to the side elevation.

Bedroom Six

Wooden window to the rear elevation.

Second Floor Landing

Balustrade rails, storage and wooden doors to:-

Bedroom Three 3.33m (into robes) x 0m (10'11" (into robes) x 0'0") - L Shape 2.24m x 0m (7'4" x 0'0")

Original cast iron fire place and window to the side elevation.

Bedroom Four 3.61m x 2.57m (11'10" x 8'5")

Wooden window to the front elevation

Bedroom Five 3.58m x 2.67m (11'9" x 8'9")

Wooden window to the front elevation

Exterior

To the front of the property there is a small lawn ed garden with a pathway and stairs to the front entrance, mature shrubs and a tree with a driveway with gated access to the rear garden. The rear is mainly crazy paving with dry stone borders and mature shrubs. The detached garage benefits from electric.

Directions

From our Branch on Park Road proceed in the direction of Timperley Village. The property is on the right hand side just before the turning onto Moss Lane. A Reeds Rains for sale board has been erected for ease of identification.

