



Arderne Road, Timperley, Altrincham, Cheshire

£285,000

This is a generously proportioned and well presented family home worthy of an internal viewing. This extended semi detached property is made up of a large lounge/dining room with french doors to access the rear garden. A large modern kitchen/diner, utility room and downstairs W.C. On the first floor there are four bedrooms with the master bedroom having a separate cloakroom and en-suite bathroom. There is also a large family bathroom. To the rear of the property there is double gates leading to the detached garage. The rear garden is lawned with a block paved patio area. The front of the property is block paved with space for off road parking for several vehicles. This home is convenient for Timperley village and the Metro link and should be viewed without delay to appreciate the size and standard of accommodation on offer. This property is also offered with NO CHAIN.

Timperley

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Arderne Road, Timperley, Altrincham, Cheshire

Ground Floor

Entrance Hall

Upvc double glazed frosted door leading to the hallway, cupboard housing the gas and electric meters and stairs leading to the first floor accommodation.

Lounge/Dining Room 8.38m x 3.81m (27'6" x 12'6")

Upvc double glazed bay window to the front elevation, modern coal effect feature fireplace with marble hearth and surround, television and telephone point, radiator. In the dining area there are Upvc double glazed french doors leading to the rear garden, radiator and ample space for large dining table and chairs.

Kitchen / Dining Room 4.39m x 3.99m (14'5" x 13'1")

A modern range of matching wall and base units, stainless steel sink with mixer taps and drainer. Upvc window to the rear and side elevation, tiled floor, part tiled walls and spotlights. Cannon gas cooker and hob with stainless steel with glass surround extractor fan over and space for fridge freezer. Ample space for dining furniture.

Utility Room 2.59m x 1.93m (8'6" x 6'4")

Upvc double glazed frosted door leading to the side elevation, tiled floor and part tiled walls. Worcester combi boiler, stainless steel sink with drainer and mixer taps, work top and base units under the sink and also space for a washing machine and a tumble dryer. .

Downstairs W.C.

Tiled effect floor, wash hand basin and low level W.C.

Sitting Room

Upvc double glazed window to the front elevation, radiator and ample space for freestanding furniture.

First Floor

Landing

Landing leads to all first floor accommodation, loft access.

Bedroom One 5m x 2.62m (16'5" x 8'7")

Upvc double glazed window to front elevation, radiator and ample space for free standing furniture. Door leading to separate walk in wardrobe. Master bedroom leads to the en-suite bathroom.

En-suite Bathroom

Upvc double glazed frosted window to the rear elevation, tiled effect floor, part tiled walls, heated towel rail and spotlights. Modern shaped shower unit with shower, drying area and shaped panel doors. Pedestal wash hand basin and low level W.C.

Bedroom Two 4.8m x 2.57m (15'9" x 8'5")

Upvc double glazed window to the rear elevation, radiator and ample space for freestanding furniture.

Bedroom Three 3.81m x 2.62m (12'6" x 8'7")

Upvc double glazed bay window to the front elevation, radiator and ample space for freestanding furniture.

Bedroom Four 2.03m x 1.78m (6'8" x 5'10")

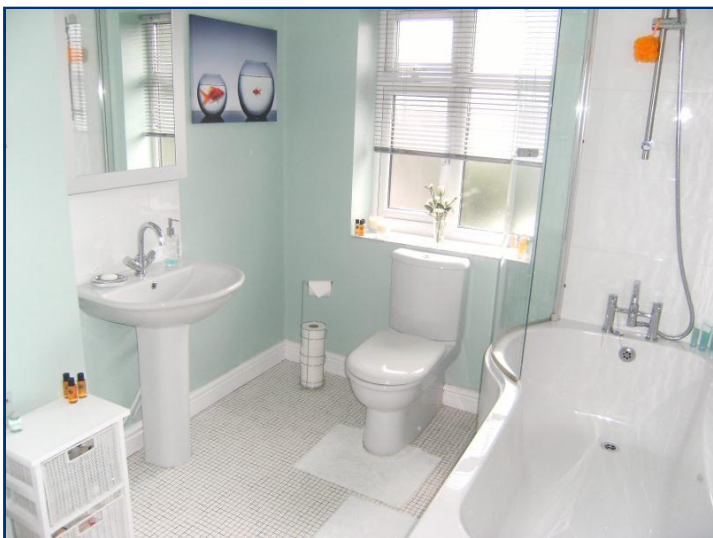
Upvc double glazed window to the front elevation and radiator.

Family Bathroom

Upvc double glazed window to the rear elevation, tiled effect floor and part tiled walls, spotlights and heated towel rail. White three piece bathroom suite with modern shaped bath with shower over and shaped screen, pedestal wash hand basin and low level W.C.

Outside

The property the driveway is block paved through with space for off road parking for several cars. From the front of the property there are double gates to access the side of the property which is block paved. There is double gates at the rear of the property that lead to the detached garage.. The rear garden has a lawned area and a block paved patio area.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.