



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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3 Wood Lane
Timperley, Altrincham, Cheshire, WA15 7QG



£875,000

www.watersons.net

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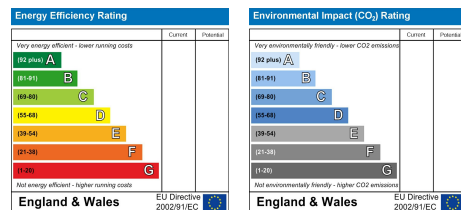


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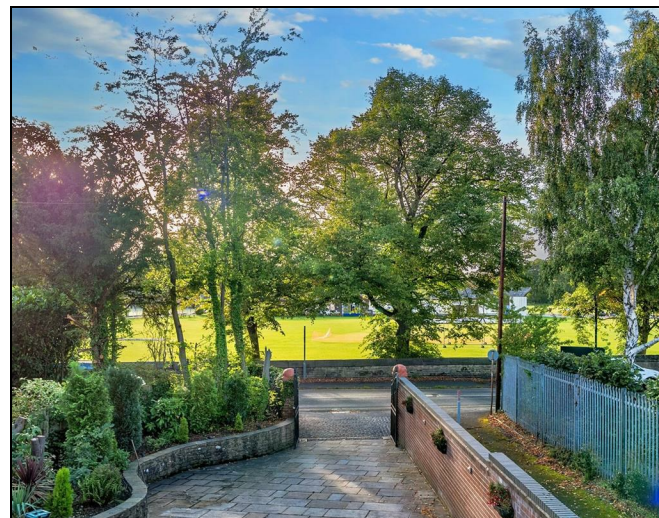
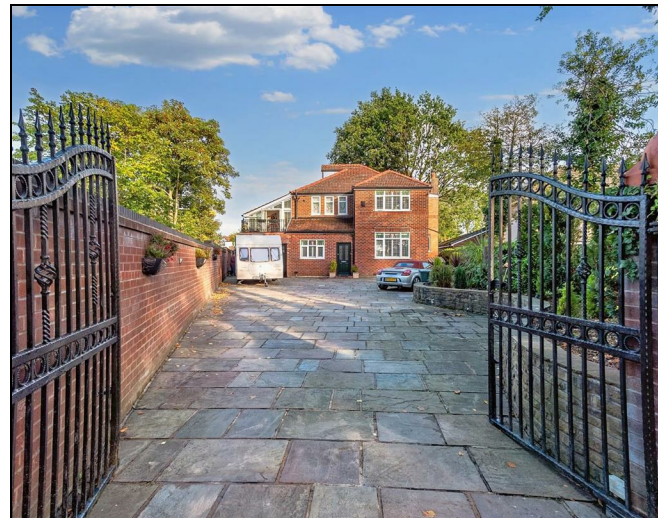


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout turn left into Wood Lane and proceed along for some distance, where the property will be found on the right hand side.



Overview

A SUPERBLY PROPORTIONED, UPDATED AND EXTENDED DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD, CLOSE TO EXCELLENT SCHOOLS AND ENJOYING OPEN ASPECTS TO THE FRONT. 2828sqft.

Porch. Hall. GFWC. Four Reception Rooms. Breakfast Kitchen. Utility. Sunroom with Terrace. Five Double Bedrooms. Two Bath/Showers. Gated Entrance. Parking. Garage. Gardens.



in detail

A superbly proportioned Detached family home with extensive and versatile accommodation arranged over Three Floors, including a Loft Room, extending to approximately 2800 square feet and located on this desirable road with aspects towards Timperley Sports Club playing fields to the front and with a good sized Garden to the rear.

The property has been updated and extended, including uPVC double glazing, with attractive reproduction stained glass leaded lights matching the original of the property, with plantation shutters to the majority of windows, and provides Four large Reception Areas to the Ground Floor, in addition to the Breakfast Kitchen and Utility Room and up to Five Double Bedrooms over the Two Upper Floors, including a Loft Room, served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

In addition, to the First Floor there is an interestingly designed Sunroom designed to maximise the views towards the playing fields.

Externally, there is excellent off street Parking, in addition to a converted Single Garage set behind a Gated Entrance. The property features a good sized, mature Garden to the rear.

Comprising:

Entrance door to Entrance Porch with window to the front and built in storage cupboards. Quarry tiled floor. Panelled Entrance door with original leaded stained glass windows to the:

Hall having a staircase turning to the First Floor and natural wood flooring which continues throughout the Reception Rooms. Wood finish doors to the Ground Floor Accommodation.

Ground Floor WC with a white suite and chrome fittings of wash hand basin and WC. Stained glass window to the front.

Lounge. A superbly proportioned room with a wide window enjoying an aspect of the sports fields to the front, with an additional window to the side and to an Inglenook housing a York Minster stone design fireplace surround with inset living flame, stove fireplace.

Family Room with connecting French doors through to a further Living Area off the Kitchen, and with two further windows to the side flanking a modern stone design fireplace surround with inset living flame fire.

Dining Room with French doors leading through to the Living Area off the Kitchen and with a door to a useful Panty Area, with wine storage and leading through to the converted Garage. The Garage has a side window and stable door, with shelving, radiator and is carpeted.

French doors from the Family Room and Dining Room lead to the:

Living Room and Study Area. A delightful addition to the property, again ideal for day to day informal living, with stone flooring continuing throughout. Solid fuel burning, cast iron stove fireplace. Useful Study Area with built in home office furniture. Windows and French doors enjoying aspects of and give access to the garden, with additional Velux skylight windows inset into the part vaulted ceiling.

Door to the Breakfast Kitchen, opening into a wider area, with windows and French doors enjoying aspects of and giving access to the gardens, with three further double glazed Velux skylight windows inset into the part vaulted ceiling. Stone finish flooring throughout.

The Kitchen is fitted with an extensive range of wood fronted units with granite worktops over and an inset double Belfast pot sink. Freestanding appliances include an integrated Britannia stainless steel Range cooker with six gas burner and double ovens, freestanding American style fridge freezer which may be available to the incoming purchaser, subject to negotiation. Door to the:

Utility Room with a door leading outside and a skylight window. Built in units matching those of the kitchen with sink unit and space for a washing machine and dishwasher.

First Floor Landing.

Principal Bedroom One with a window overlooking the sports fields to the front. Extensive built in wardrobes, in addition to a Walk in Wardrobe.

This Bedroom is served by the En Suite Shower Room fitted with a white suite and chrome fittings of WC, wash hand basin on a stand, enclosed shower cubicle with thermostatic shower. Extensive tiling to the walls and floor. Window to the side.

Bedroom Two is a Double Room with a window to the rear and extensive built in wardrobes, furniture and desk. Hard wired internet cabling.

Bedroom Three with windows to the side and rear and with extensive built in wardrobes, furniture and desk. Hard wired internet cabling.

Bedroom Four with a window to the rear and extensive built in wardrobes and furniture. Hard wired internet cabling.

Sunroom. A delightful feature of the property, created at the time of construction to maximise the views of the sports fields to the front, with windows enjoying the aspect and French doors leading onto an enclosed Balcony with wrought iron railing enclosure. Hard wired internet cabling. This room is currently utilised as a Den.

The Bedrooms are further served by the Family Bathroom fitted with a white suite and chrome fittings, providing a bath, wash hand basin, WC and enclosed shower cubicle with thermostatic shower. Extensive tiling to the walls and floor. Three shuttered windows to the front.

Inner Landing with window to the side and fitted with knee hole desk and shelves, and with a staircase leading to:

Loft Room/Bedroom Five. An excellent room located under the eaves of the property with attractive sloping ceilings opening to a dormer window and with extensive built in furniture and storage space.

Externally, the front of the property is approached through wrought iron entrance gates to a stone paved Driveway providing ample Parking for a large number of vehicles, retained in stocked borders.

There is access down the side of the property through wrought iron gates to the rear Garden, this has stone paved path and patio areas returning across the whole of the back of the house, accessed via the Living Area and the Breakfast Kitchen, to a large expanse of lawn.

To the far end of the Garden there is a, timber pergola with roofing providing an outside dining space on the raised decking. This has electricity sockets and an electric wall heater. In addition, there is an attached brick-built Garden Store with electric sockets and small wooden shed at the side of the house.

The Garden is enclosed within mature shrubs, bushes, trees and plants, with mature trees within the boundaries of this and neighbouring properties providing an attractive outlook.

Garden lighting, built in BBQ, double outdoor electric sockets to front and rear of the property.

A lovely Garden setting completing this superb family sized home.

