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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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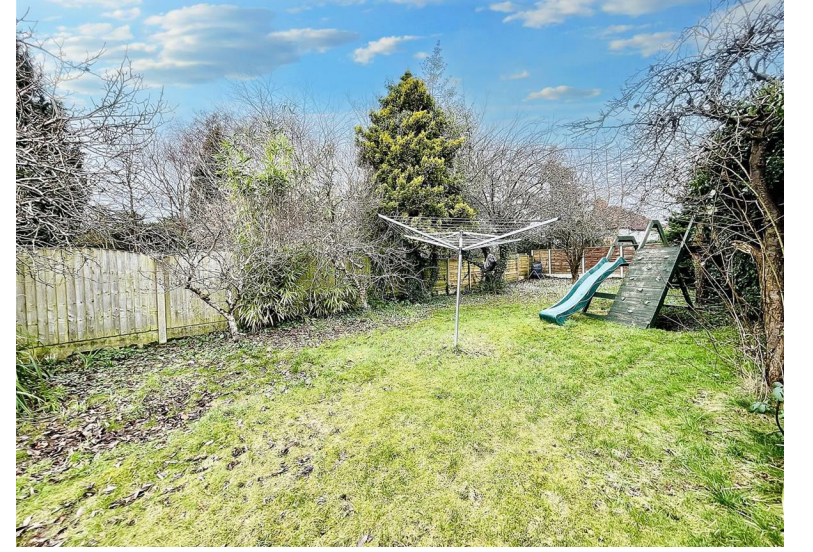
INDEPENDENT ESTATE AGENTS

# 23 Raven Road

Timperley, Altrincham, Cheshire, WA15 6AP



Offers Over £400,000





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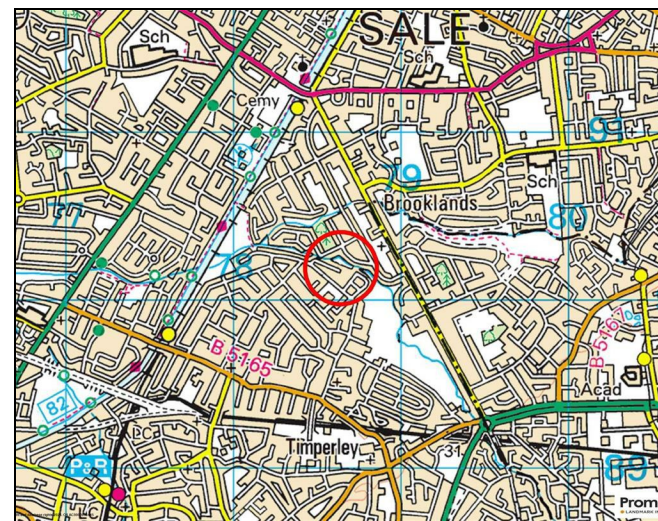
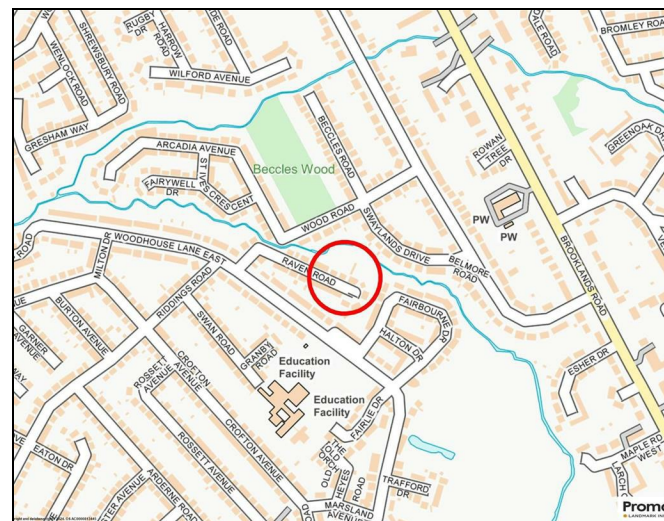
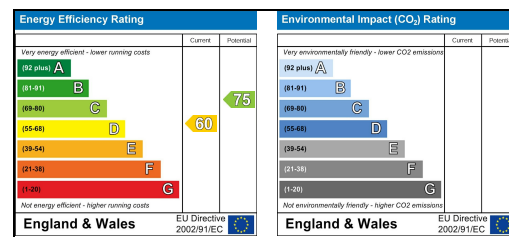


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## energy efficiency

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



# overview

A WELL PRESENTED, TRADITIONAL BAY FRONTED SEMI DETACHED HOME, WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS AND THE METRO WITH A LOVELY GARDEN AND PLANNING TO EXTEND/IMPROVE. 981 SQFT.

Porch. Hall. Living/Dining Room. Kitchen. Three Bedrooms. Bathrooms. Driveway. 165ft Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A traditional bay fronted Semi Detached family home, located in a popular part of Timperley within walking distance of local convenience shops, schools and Timperley Metrolink and featuring an amazing 165ft rear Garden.

The property benefits from planning permission for an extension to create a substantial Four Bedroom, Two Bathroom property of approximately 1616 square feet without encroaching on the fabulous garden. As it stands, the well presented property extends to just under 1000 square feet providing a Hall, Living/Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a paved Driveway providing off road Parking and the Garden to the rear is a particular feature extending to some 165ft, laid to lawn with well stocked borders with a Garden Room and Timber Shed.

Comprising:

Enclosed Porch with windows and doors to the front elevation. Tiled floor. Panelled and glazed door leads to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Open Plan Living and Dining Room. To the Living Area there is a bay window to the front elevation. To the Dining Area there is a wide window enjoying views over the delightful garden to the rear.

The Kitchen is fitted with an extensive range of high gloss finish base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, five ring gas hob with extractor fan over, microwave oven and there is space and plumbing for further kitchen appliances. Wall mounted gas central heating boiler. Access to useful under stairs storage.

To the First Floor Landing there is access to Three Bedrooms, served by a Family Bathroom. Opaque window to the side elevation. Loft access point with pull down ladder.

Bedroom One with window to the rear overlooking the gardens.

Bedroom Two with bay window to the front elevation.

Bedroom Three with two windows to the front and side elevations.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls and floor. Opaque windows to the side and rear elevations. Built in storage cupboard.

Externally, there is a paved Driveway providing off road Parking and to the rear is a fantastic 165ft Garden with paved patio area adjacent to the back of the property. Beyond the Garden is laid to a good expanse of lawn, enclosed within timber fencing.

Garden Room with light and power, currently used as a Home Office,

Timber Shed and a further decked patio area.

AGENTS NOTE:

There is planning permission in place for an extension to create additional living and bedroom space, further details are available on request or on Trafford Planning ref 110639/HHA/23

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 981 Sq. Feet  
= 91.2 Sq. Metres

