

**10 HORNBEAM CLOSE, TIMPERLEY**



Offers over £450,000



**A Superbly Proportioned and Presented Modern Detached Family Home**

\*\*\*NO ONWARD CHAIN\*\*\* Occupying a superb position and plot a generously proportioned detached family home in a convenient location. The accommodation briefly comprises entrance hall, cloakroom, large living room, dining room, superb dining kitchen, utility room, study, master bedroom with en suite shower room, four further double bedrooms and family bathroom WC.

There is off road parking flagged by lawned gardens. To the rear the gardens have been paved for easy maintenance but are well proportioned and enjoy a high degree of privacy.

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## DIRECTIONS

**POSTCODE: WA15 7YR**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue to the next set of traffic lights and continue straight through into the continuation of Thorley Lane pass the Church and turn left immediately into Ridgeway Road. Follow Ridgeway Road towards the bottom and bear right into Alder Drive and take the second turning right into Hornbeam Close where the property can be found towards the right hand corner at the head of the cul de sac.

## DESCRIPTION

Occupying an enviable private position within Hornbeam Close the property stands within mature gardens incorporating a driveway to the front and large paved patio gardens to the rear enjoying a high degree of privacy.

The accommodation is superbly presented and proportioned throughout and features a large living room with a focal point of a living flame gas fire and with double glass panelled doors then leading onto the rear dining room with sliding doors to the rear. There is also a superb fitted dining kitchen again providing access onto the rear gardens and also to a separate utility room. The accommodation to the ground floor is completed by the cloakroom/WC and a separate study. To the first floor the master bedroom benefits from an en suite shower room and there are four other excellent double bedrooms and the family bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing.

The location is ideal for highly regarded Primary and Secondary Schools and with shopping facilities and a commuter service into Manchester available with Timperley Village being approximately 1½ miles distant and Altrincham Town Centre approximately 1¾ miles distant. A superb family home that needs to be seen to be appreciated.

## ACCOMMODATION: GROUND FLOOR

### CANOPY PORCH

### ENTRANCE HALL

Glass panelled front door. Radiator. Oak flooring. Ceiling cornice. Spindle balustrade staircase to first floor. Dado rail. Glass panelled doors to:

### LIVING ROOM

**19'11" x 11'6" (6.07m x 3.51m)**

Continuation of the Oak flooring from the hallway and with a focal point of a living flame gas fire with stone effect surround. Double glazed bay window to the front. Opaque PVCu double glazed window to the side. Telephone point.

Television point. Two radiators. Glass panelled doors to:

### DINING ROOM

**11'11" x 9'6" (3.63m x 2.90m)**

With continuation of the Oak flooring from the living room. Radiator. Ceiling cornice. Sliding PVCu double glazed doors to the rear gardens.

### DINING KITCHEN

**16'7" x 14'6" (5.05m x 4.42m)**

A superbly proportioned dining kitchen with white high gloss units with contrasting work surfaces above incorporating 1½ bowl stainless steel sink unit with drainer.

Integrated double oven. Four ring electric hob with stainless steel extractor hood. Integrated dishwasher. Breakfast bar. Radiator. Second circular stainless steel sink unit. Television aerial point. Ceiling cornice. Low voltage lighting. Cupboard housing wall mounted gas central heating boiler. Tiled floor.

PVCu double glazed windows to the rear.

### UTILITY ROOM

**7'11" x 4'10" (2.41m x 1.47m)**

With space for fridge and freezer. Plumbing for washing machine. Space for dryer. Tiled floor.

### CLOAKROOM





With continuation of the Oak flooring from the hallway. Suite comprising low level WC and wash hand basin with storage beneath. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled splashback.

### **STUDY**

**9' 0" x 8'3" (2.74m 0.00m x 2.51m)**

A useful addition to the property with PVCu double glazed bay window to the front.

## **FIRST FLOOR**

### **LANDING**

Ceiling cornice. Airing cupboard housing hot water cylinder.

### **BEDROOM 1**

**11'10" x 11'6" (3.61m x 3.51m)**

Fitted wardrobes along one wall. Two PVCu double glazed windows to the front. Radiator. Telephone point.

### **EN SUITE**

With a large open tiled shower cubicle with power shower. Low level WC and wash hand basin with storage beneath. Opaque PVCu double glazed window to the side. Extractor fan. Chrome heated towel rail. Tiled walls.

### **BEDROOM 2**

**11'7" x 10'6" (3.53m x 3.20m)**

With two PVCu double glazed windows to the front. Fitted wardrobes and desk area. Radiator.

### **BEDROOM 3**

**14'10" x 8'7" (4.52m x 2.62m)**

PVCu double glazed window to the rear. Radiator. Loft access hatch.

### **BEDROOM 4**

**15'3" x 7'6" (4.65m x 2.29m)**

With fitted wardrobes along one wall and desk area. Two PVCu double glazed windows to the rear. Two radiators.

### **BEDROOM 5/SECOND LIVING ROOM**

**13'11" x 7'7" (4.24m x 2.31m)**

With two PVCu double glazed windows to the side. Television aerial point. Loft access hatch. Radiator.

### **BATHROOM**

With a modern suite comprising Jacuzzi bath with shower over, low level WC and wash hand basin with cupboards beneath. Chrome heated towel rail. Tiled walls and floor. Extractor fan.

### **OUTSIDE**

To the front of the property there is a flagged driveway providing off road parking with adjacent lawned gardens.

To the rear the gardens have been flagged for easy maintenance and with well stocked flower beds and mature hedge and fence borders and enjoying a high degree of privacy.

### **SERVICES**

All main services are connected.

### **POSSESSION**

Vacant possession upon completion.

### **COUNCIL TAX**

Band 'E'

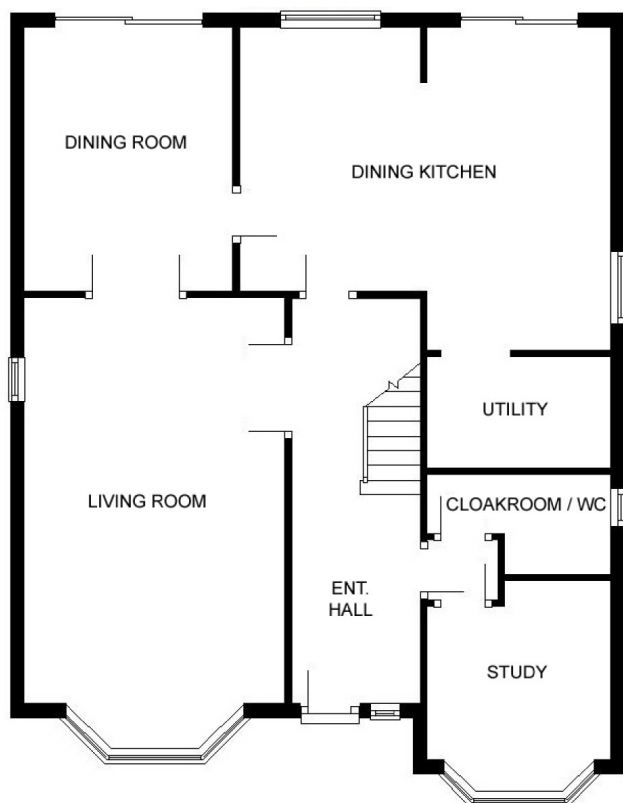
### **TENURE**

To be confirmed.

### **NOTE**

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





## VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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