

67 GREENWAY ROAD, TIMPERLEY, CHESHIRE, WA15 6BD







FLOOR PLANS

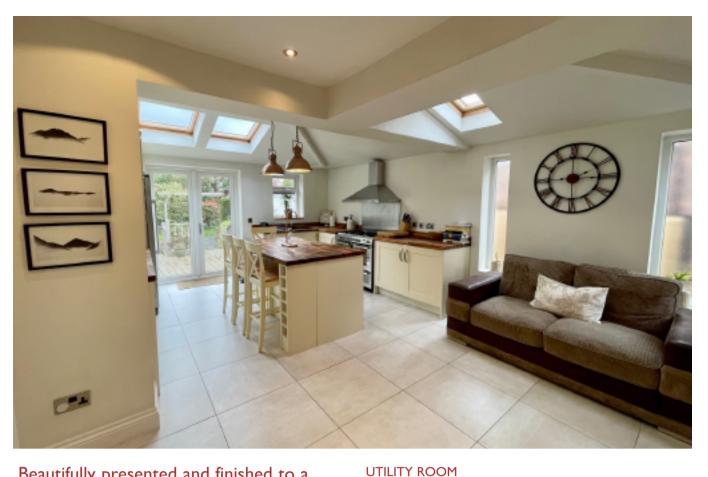
Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 1414 sq.m. (1524 sq.h.) approx.

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Beautifully presented and finished to a high standard this semi detached family home offers open plan living and is sat in a popular cul de sac location.

The accommodation in brief comprises a superb kitchen living area, two further reception rooms and a conservatory. Completing the ground floor is a wc and utility room. At first floor level there are three bedrooms and a family bathroom.

family is sat in SITTING AREA 13'7" × 7'1" (4.15 × 3.76) LIVING ROOM 18'8" × 9'5" (5.68 × 2.87) CONSERVATORY 9'5" × 8'1" (2.86 × 2.47) DINING ROOM 13'9" × 10'8" (4.19 × 3.26)

> FIRST FLOOR & LANDING MASTER BEDROOM 12'3" × 10'2" (3.74 × 3.09) BEDROOM TWO 12'0" × 9'7" (3.66 × 2.91) BEDROOM THREE 6'4" × 6'2" (1.94 × 1.88) BATHROOM

EXTERNALLY

GARAGE 20'8" x 11'11" (6.31 x 3.64)

Externally there is off road parking for several cars and to the rear is a raised deck accessed from the kitchen and conservatory leading on to a well presented lawned garden and detached garage which could be converted into a gym, home office or garden room.

This house sits in a highly popular location within easy walking distance of the Metrolink station and with easy access to the areas finest schools. It is located

within walking distance of Timperley village with its range of shops and services and is handily located for access to the Metro station at Park Road, Timperley. Hale's fashionable village lies within ten minutes drive with its range of shops and restaurants, as does Altrincham with its rapidly improving town centre and Metro system into Manchester. The urban motorway network and International Airport lie close at hand and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Timperley Village proceed up Park Road and Greenway Road can be found on the right hand side after approximately one mile. Continue down Greenway Road and the property can be found on the left by our For Sale board.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points. TENURE:

I EINUKE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band C VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.











GROUND FLOOR

PORCH HALL WC

