



67 GREENWAY ROAD, TIMPERLEY,
CHESHIRE, WA15 6BD

John N
Hilditch & Co



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 140.6 SQ.M (1504 SQ.FT) APPROX.
While every attempt has been made to ensure the accuracy of the floor plan, the measurements of floors, windows, doors and other details are approximate and no responsibility is accepted for any errors or omissions. The plan is for illustration purposes only and should not be used as a basis for any prospective purchase. The plan is not intended to be used as a basis for any prospective purchase. It is for illustration purposes only. All dimensions are approximate.

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67 GREENWAY ROAD TIMPERLEY



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.

UTILITY ROOM
KITCHEN/BREAKFAST ROOM 13'7" x 12'4" (4.15 x 3.76)
SITTING AREA 13'7" x 7'1" (4.15 x 2.17)
LIVING ROOM 18'8" x 9'5" (5.68 x 2.87)
CONSERVATORY 9'5" x 8'1" (2.86 x 2.47)
DINING ROOM 13'9" x 10'8" (4.19 x 3.26)

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

GROUND FLOOR

PORCH
HALL
WC

SERVICES:

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

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band C

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

