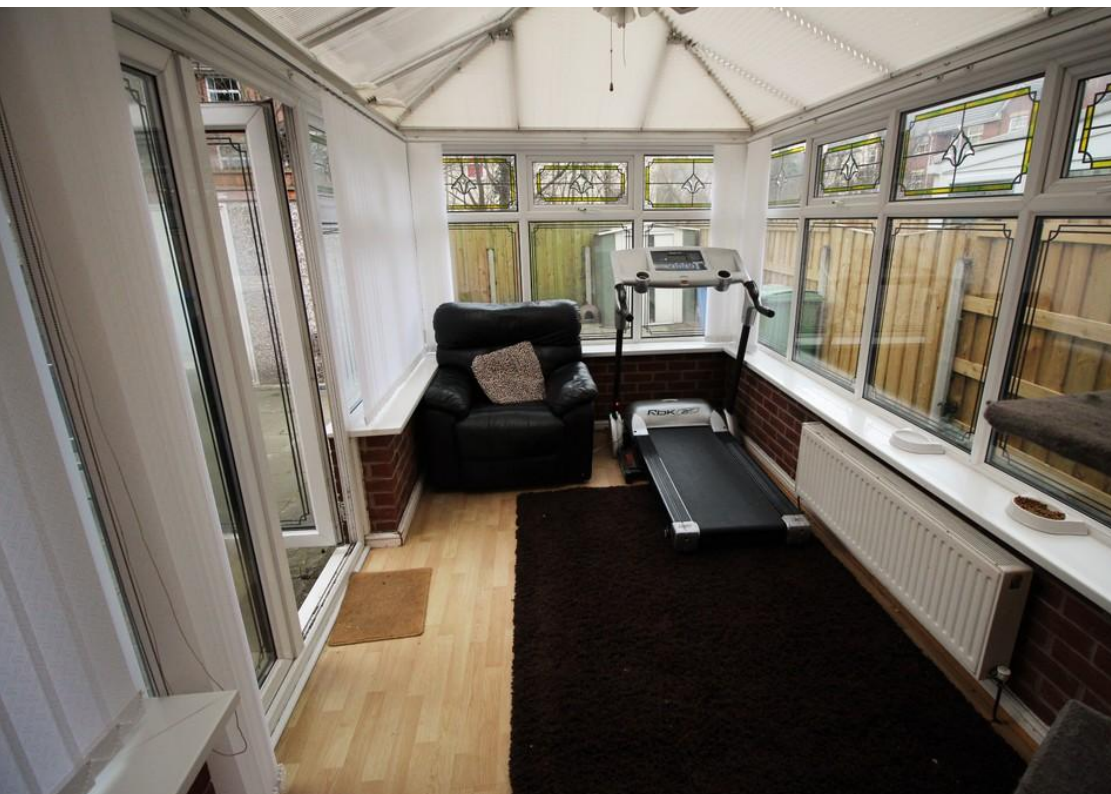


Kentmere Road, Timperley - £345,000



REDSTONES

The Property Experts



Kentmere Road, Timperley - £345,000

A well proportioned 3 bedroom detached house situated in a popular location. Cul-de-sac position in close proximity of Timperley Village, Manchester Airport and Wythenshawe Hospital. This good sized family accommodation features Large through Lounge / Dining room. Family room. Kitchen. Conservatory. Three bedrooms. Master with En-Suite. Family bathroom. Large driveway. EPC to follow

Viewing strictly by appointment.

0161 883 1778 hale@redstones.co.uk

HALL Having an opaque leaded panelled front door. Opaque leaded UPVC double glazed window to the side. Modern wood effect laminate flooring. Door through to the Lounge. Door through to Reception Room.

LOUNGE 14' 8" x 10' 4" (4.47m x 3.15m) A well proportioned principal reception room having a leaded UPVC double glazed window to the front elevation. Contemporary wood effect laminate flooring. Attractive fireplace feature to one wall with living flame coal effect gas fire. Central heating radiator. Coved ceiling. TV aerial point. Telephone point. Large opening into the dining room.

DINING ROOM 10' 5" x 8' 10" (3.18m x 2.69m) Another good sized room having a set of double glazed sliding patio doors opening up into the Conservatory. Spindled staircase rises to the first floor. Coved ceiling. Continuation of the contemporary wood effect laminate flooring. Central heating radiator. Useful under stairs storage cupboard. Arched opening into the Kitchen.

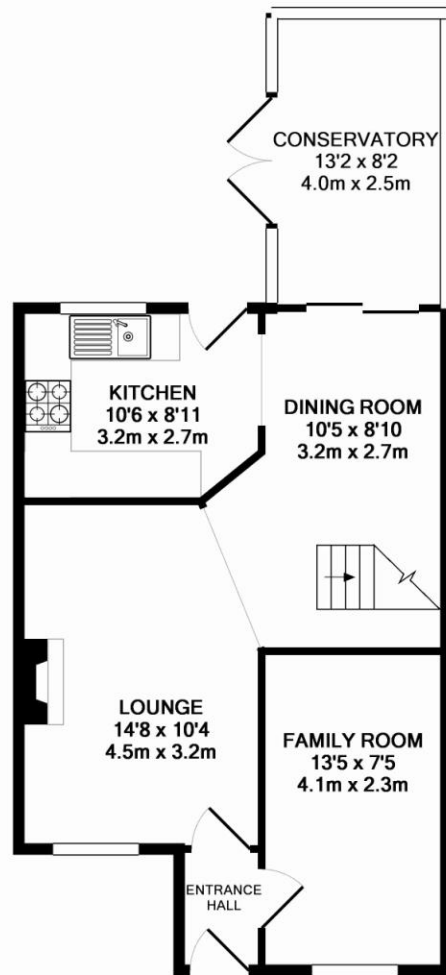
FAMILY ROOM 13' 5" x 7' 5" (4.09m x 2.26m) Wood effect laminate flooring. Gas fire. UPVC Double Glazing. Built in storage unit.

CONSERVATORY 13' 2" x 8' 2" (4.01m x 2.49m) A superb addition to the property, having a brick built base with UPVC double glazed windows to three elevations including a set of French doors onto the garden. Wood effect flooring. Central heating radiator.

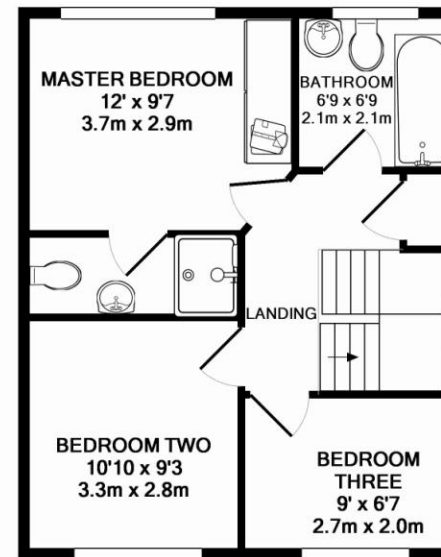
KITCHEN 10' 6" x 8' 11" (3.2m x 2.72m) The kitchen is fitted with a range of base and eye level units with work surfaces over inset into which is a large bowl sink unit with mixer tap. Built in electric oven with matching four ring gas hob and extractor fan. Space and plumbing suitable for dishwasher and washing machine. Tiled floor. Ceramic tiling to the return of the work surface area. UPVC double glazed window to the rear. Double glazed panelled door provides access to the rear. Central heating radiator.

LANDING Having a double glazed window to the half landing. Spindled balustrade to the return of the stair case opening. Doors provide access to the three bedrooms and family bathroom, further door opens into a useful airing cupboard housing the hot water tank. Fitted carpet. Coved ceiling. Dado rail surround. Central heating radiator. Loft access point.





GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Kentra Properties Ltd – T/A **Redstones Hale & Altrincham**

203b Ashley Road, Hale, WA15 9SQ

T: 0161 883 1778 E: hale@redstones.co.uk W: www.redstones.co.uk/hale

Company No: 09417235 VAT No: 212 6155 45