



Raven Road, Altrincham, WA15 6AP

£475,000

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3/4 bedroom semi-detached house, situated in the popular area of Timperley!



31 Raven Road, Timperley, Altrincham, WA15 6AP

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3/4 bedroom semi-detached house, situated in Timperley. Benefiting from modern sophisticated decor throughout, enviable corner plot position with large garden and conservatory.

The living accommodation briefly comprises of; lounge, dining area, conservatory, kitchen, bedroom and en-suite shower room. To the first floor, 3 bedrooms and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the Manchester City Centre, commutable by tram in 30/40 minutes.

FREEHOLD
Council tax band - D

GROUND FLOOR

Lounge 11'2" x 16'4" (3.41 x 4.98m)
High quality wood effect laminate flooring with bay fronted window, open aspect through to the dining area, electric fire and curtains

Dining area 8'9" x 9'5" (2.69m x 2.89m)
High quality wood effect laminate flooring with patio doors leading through to the conservatory

Kitchen 9'8" x 16'6" (2.95m x 5.05m)
Vinyl tile flooring with access to the side of the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher, washing machine and wine-cooler

Conservatory 9'11" x 8'10" (3.03m x 2.71m)
High quality wood effect laminate flooring with patio doors leading to the rear garden

Garage conversion/Bedroom 4 11'8" x 7'9" (3.58m x 2.37m)
Carpet flooring with blind

En-suite
Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and spotlighting

FIRST FLOOR

Bedroom 1 13'3" x 9'7" (4.06m x 2.94m)
Carpet flooring with bay fronted window, curtains, spotlighting and fitted wardrobes

Bedroom 2 9'3" x 10'9" (2.82m x 3.29m)
Carpet flooring with window to the rear elevation, curtains, blind and spotlighting

Bedroom 3 6'9" x 6'6" (2.08m x 2.00m)
Carpet flooring with window to the front elevation, curtains and blind

Bathroom
Vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting, heated towel rail and blind

EXTERNAL
Beautifully presented and spacious South-facing rear garden, enclosed by panel fencing with laid to lawn and patio area. Driveway to the front of the property, capable of accommodating 2 vehicles.





