



Brookfield Avenue, Timperley, WA15  
Offers In Excess Of £450,000





# Property Features

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- Three Bedroom End of Terrace House
- Off Road Parking for Two Vehicles
- Garage
- Double Glazed Throughout
- Downstairs WC
- Two Minute Walk to Timperley Metrolink Station
- Catchment Area for Trafford Schools
- Walking Distance to Local Amenities
- Quiet Cul-De-Sac Location
- Buy-To-Let Opportunity



## Full Description

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This charming end-terraced property is ideally situated just a short walk from Timperley Metrolink station and a range of local amenities.

Featuring a private rear courtyard garden, off-road parking for two vehicles, and a generously sized garage, this home offers both convenience and space. Inside, you'll find two inviting reception rooms, two spacious double bedrooms, and a versatile third bedroom-ideal as a home office or child's room.

Located within the catchment area for highly sought-after primary schools and Trafford's prestigious Grammar Schools, this property is perfect for families or professionals looking for a well-connected, comfortable home.





## LOUNGE

**14' 0" x 11' 8" (4.29m x 3.58m)**

The lounge is accessed from the entrance hall and features a large uPVC double-glazed bay window to the front aspect that fills the space with natural light. It boasts carpeted flooring, a double panel radiator, a gas fire with a decorative surround, and is fitted with a pendant light fitting, as well as television and telephone points for added convenience.



## DINING ROOM

**12' 11" x 12' 7" (3.94m x 3.86m)**

The dining room, also accessed from the entrance hall, benefits from a rear aspect double-glazed window with a fitted roller blind. This cosy space features carpeted flooring, a pendant light fitting, a single-panel radiator, and a gas fire with an elegant decorative surround. An open doorway connects the dining room seamlessly to the kitchen/breakfast room, offering a practical and inviting flow between spaces.



## KITCHEN/BREAKFAST ROOM

**23' 11" x 9' 3" (7.30m x 2.84m)**

The kitchen/breakfast room is accessed through an open doorway from the dining room. This well-lit kitchen features two uPVC double-glazed windows to the side aspect, providing ample natural light. It is fitted with a range of matching base and wall-mounted units, including a recessed stainless steel sink, a Hotpoint four-ring electric hob, and an integrated double oven. There is also space for a washing machine, tumble dryer, and fridge-freezer. The room is finished with tile-effect laminate flooring, recessed spotlights, and a double-panel radiator. A uPVC door leads from the kitchen to the courtyard garden.





## DOWNSTAIRS WC

**7' 4" x 2' 7" (2.25m x 0.80m)**

The convenient downstairs WC can be accessed through a wood-panelled door off the kitchen, and features a low-level WC, a pedestal hand wash basin, tile-effect laminate flooring, a uPVC double-glazed frosted window to the side aspect and a pendant light fitting.

## MASTER BEDROOM

**15' 11" x 14' 0" (4.86m x 4.28m)**

The master bedroom, situated off the first-floor landing, boasts two uPVC double-glazed windows to the front aspect, complete with roller blinds. This room offers carpeted flooring, a double-panel radiator, and a pendant light fitting. This spacious double bedroom room comfortably accommodates a king-sized bed along with wardrobes, a dressing table and a chest of drawers.



## BEDROOM TWO

**12' 8" x 10' 0" (3.87m x 3.07m)**

Bedroom two, also located off the first-floor landing, is a spacious double room with a uPVC double-glazed window to the rear aspect, equipped with a roller blind. The room features carpeted flooring, a single-panel radiator, and a pendant light fitting. It offers plenty of space to accommodate a double bed, chest of drawers, desk, and wardrobe.



## BEDROOM THREE

**6' 9" x 6' 8" (2.07m x 2.05m)**

The third bedroom is located off the first-floor landing, with a uPVC double glazed window to the side aspect, fitted with a roller blind. This room also comprises carpeted flooring; a pendant light fitting and a single panel radiator.





## BATHROOM

**9' 4" x 7' 3" (2.86m x 2.22m)**

The bathroom is located off the first-floor landing with large uPVC double glazed window to the rear aspect, fitted with a roller blind. This room is fitted with a vanity unit housing a wall mounted sink and low-level WC; a corner shower cubicle, with glazed sliding doors and chrome thermostatic shower system; a wall mounted chrome heated towel rail; engineered wood flooring; part-tiled walls; a single panel radiator and a built-in storage cupboard housing the boiler.



## EXTERNAL

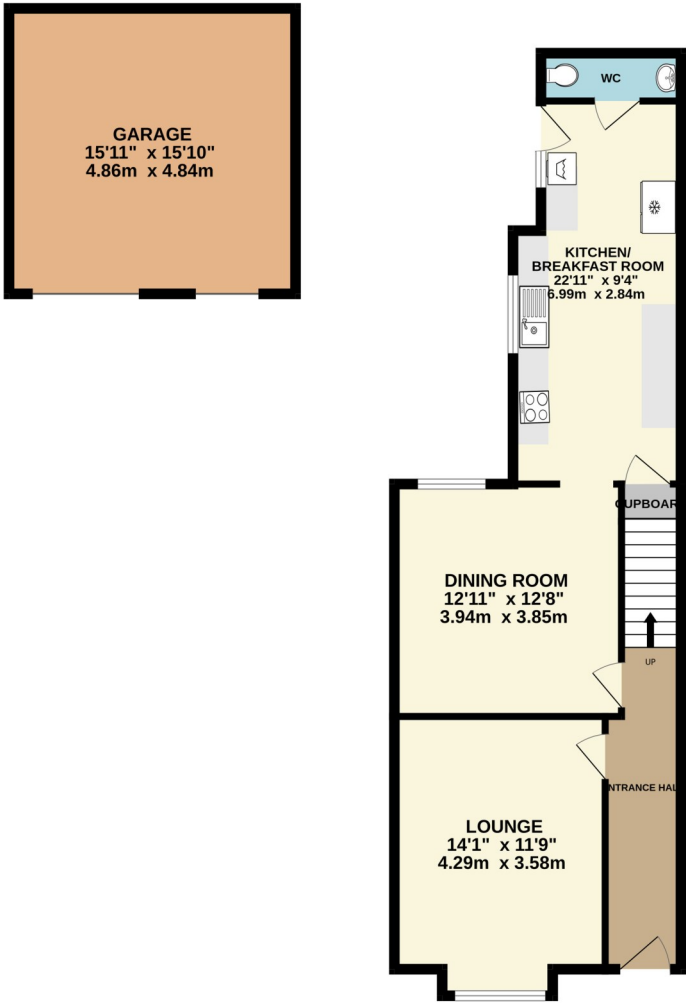
To the front of the property one will find a gravelled driveway, allowing off-road parking for two vehicles. The drive is enclosed on one side by a low picket fence and to the other by a timber panelled fence. Adjacent to the property there is a further drive which is shared by the neighbouring house, this grants access to the garage and allows for additional parking.



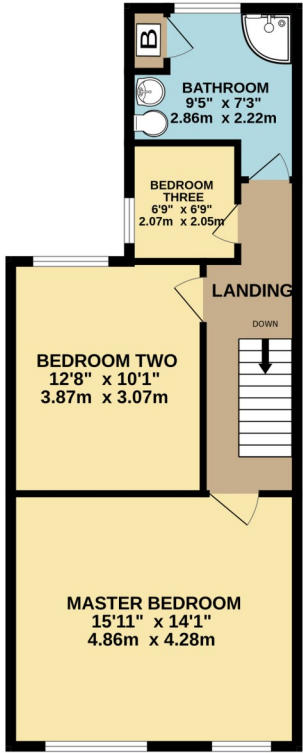
To the rear of the property one will find a one and a half size garage. There is also a paved patio garden, which can be accessed from the rear of the property. This is enclosed by high brick walls and offers a timber gate to the rear.



GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		