



37 ST GEORGES AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £450,000

**\*NO ONWARD CHAIN\*\*\*** A well presented traditional semi detached family home in a sought after location. The accommodation briefly comprises entrance hall, large sitting room to the front plus L shaped dining kitchen to the rear with a comprehensive range of white units and opening onto a rear conservatory which in turn leads onto the rear garden. To the first floor there are three double bedrooms, the master benefitting from an en-suite shower room and the accommodation is completed by the family bathroom and a separate additional WC. Externally to the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden. There is then gated access to the side and rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA156HF

## DESCRIPTION

St Georges Avenue forms part of a highly desirable residential location within the catchment area of highly regarded primary and secondary schools and close to Timperley village centre. Timperley Metrolink station is within easy reach providing a commuter service into Manchester.

The accommodation is approached via the welcoming entrance hall which provides access onto an impressive sitting room towards the front with a focal point of a raised living flame gas fire with granite effect hearth and brushed chrome surround. To the rear of the property the extension has provided an L shaped dining kitchen with a comprehensive range of white units and with ample space for dining suite. From the dining kitchen there is an opening onto the large rear conservatory with double doors leading onto the rear garden.

To the first floor the property has been extended to provide three double bedrooms, the master benefitting from an ensuite shower room and the accommodation is completed by the family bathroom/WC plus an additional WC.

Externally to the front of the property the driveway provides off road parking and benefits from adjacent lawned gardens and there is gated access towards the rear. To the rear and accessed via the conservatory there is a block paved patio seating area with delightful lawned gardens beyond.

A superb family home in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Telephone point. Understairs storage cupboard housing Vaillant combination gas central heating boiler.

#### SITTING ROOM

**23'0" x 10'4" (7.01m x 3.15m)**

With a focal point of a raised living flame gas fire with granite effect hearth and brushed chrome surround. PVCu double glazed bay window to the front. Two radiators. Ceiling cornice.

#### L SHAPED DINING KITCHEN

**15'9" x 15'1" (4.80m x 4.60m)**

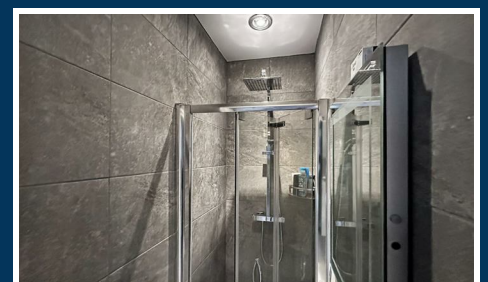
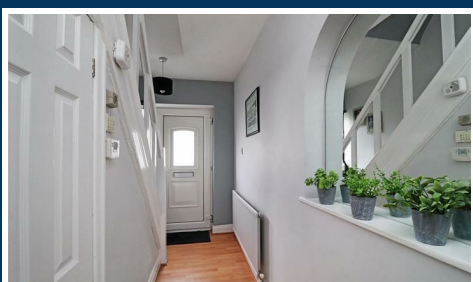
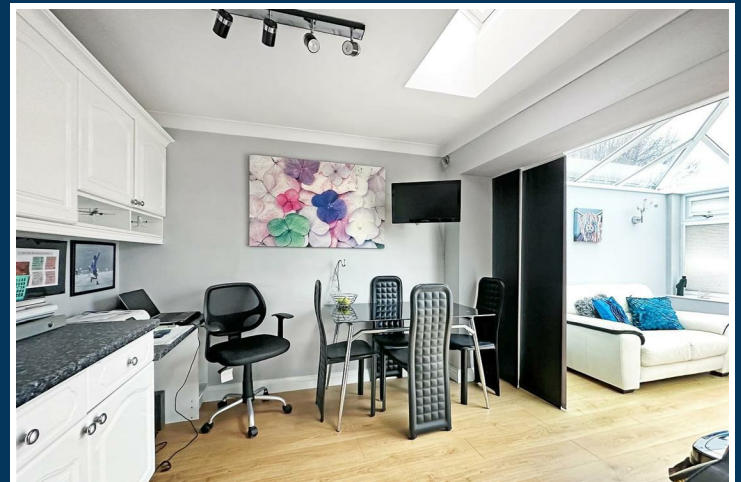
With a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for table and chairs. Two Velux windows to the rear. PVCu double glazed window to the rear. Laminate flooring. Ceiling cornice. Radiator. Television aerial point. Tiled splashback. PVCu double glazed door to the side. Access to understairs storage cupboard. Opening to:

#### CONSERVATORY

**14'11" x 10'7" (4.55m x 3.23m)**

With PVCu double glazed double doors leading onto the rear garden. Laminate flooring. Television aerial point. Light and power. Electric radiator.

### FIRST FLOOR



## LANDING

Opaque PVCu double glazed window to the side.

## BEDROOM 1

15'9" x 9'0" (4.80m x 2.74m)

With fitted wardrobes and overhead cupboards and matching drawer. PVCu double glazed window to the rear. Radiator. Television aerial point.

## EN-SUITE

With tiled shower cubicle and vanity wash hand basin. Recessed low voltage lighting. Extractor fan.

## BEDROOM 2

13'1" x 9'1" (3.99m x 2.77m)

With PVCu double glazed bay window to the front. Radiator. Television aerial point.

## BEDROOM 3

12'0" x 6'4" (3.66m x 1.93m)

With PVCu double glazed window to the rear. Radiator. Television aerial point.

## BATHROOM

6'2" x 5'7" (1.88m x 1.70m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

## SEPARATE WC

With low level WC and opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property the driveway provides off road parking and benefits from adjacent lawned gardens with gated access to the rear.

To the rear and accessed via the conservatory there is a patio seating area with delightful lawned gardens beyond. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

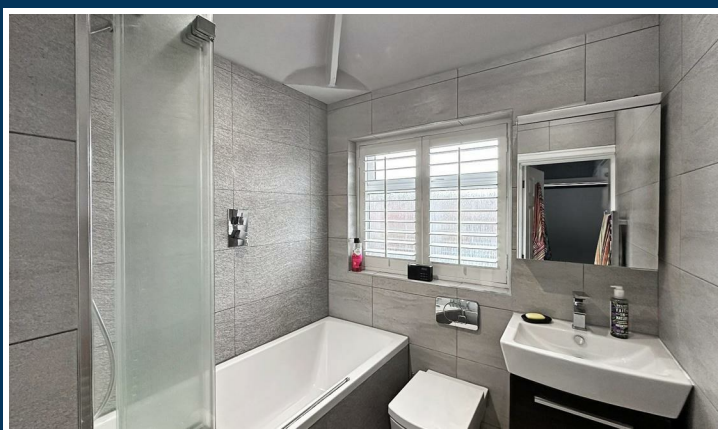
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## TENURE

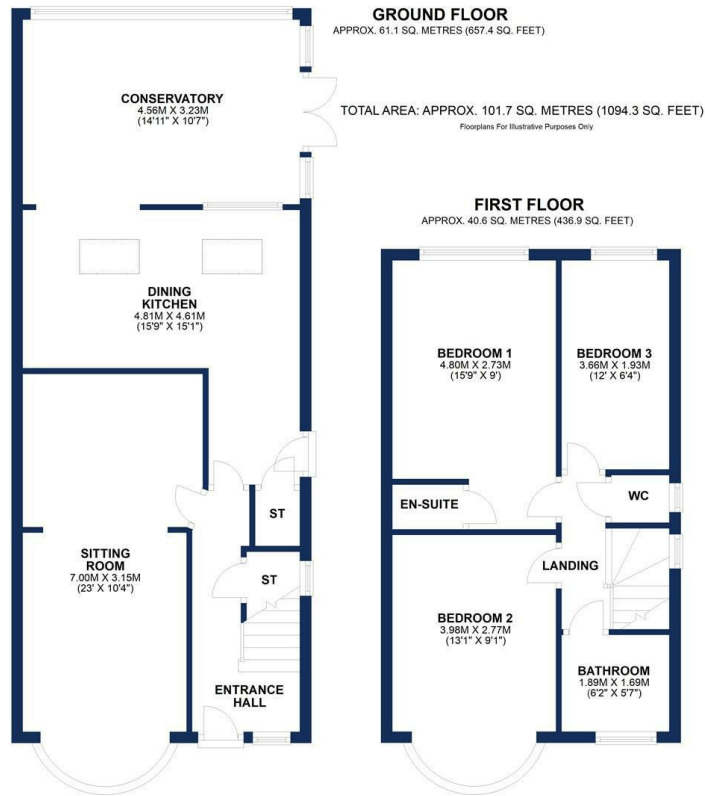
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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