

## 52 BROOKFIELD AVENUE | TIMPERLEY

OFFERS OVER £535,000

A beautifully presented and superbly proportioned period family home in a convenient location within a sought after cul de sac within walking distance of Timperley Metrolink station and highly regarded primary and secondary schools. With a wealth of period features the accommodation briefly comprises welcoming entrance hall, front sitting room plus separate dining room, impressive open plan living dining kitchen with bi folding doors to the attractive rear garden, two double bedrooms and family bathroom/WC to the first floor and third excellent double bedroom with en-suite shower room/WC to the second floor. Off road parking within the driveway to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 6TH

## DESCRIPTION

A superbly proportioned period family home in a sought after location retaining much of the original character and charm of the era.

Upon entering the property there is a feeling of space within the entrance hallway which provides access onto the two reception room which offer a sitting room towards the front with focal point of a period style fireplace and opening onto a separate dining room with attractive natural wood flooring throughout. Towards the rear of the property an extension has provided an impressive open plan living dining kitchen with a comprehensive range of natural wood units and complete with central island and with bi folding doors providing access onto the westerly facing rear gardens. There is also an additional courtyard to the side accessed via the kitchen.

To the first floor there are two excellent double bedrooms serviced by the well proportioned family bathroom/WC. The loft has been converted to create a superb master bedroom with adjacent en-suite shower room/WC and is a superb addition to the property.

Externally to the front of the property the driveway provides off road parking. To the rear and accessed via the dining kitchen there is a large patio seating area with delightful lawned gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and also within walking distance of Timperley Metrolink station and local shops on Park Road,

Viewing is essential to appreciate the character and charm of this family home.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Glass panelled front door. Dado rail. Radiator. Stairs to first floor. Telephone point.

#### SITTING ROOM

14'0 x 11'8 (4.27m x 3.56m)

With a focal point of a period style fireplace with tiled hearth. PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Television aerial point. Telephone point. Radiator.

#### DINING ROOM

12'10 x 12'5 (3.91m x 3.78m)

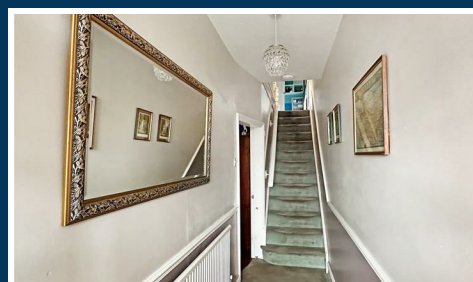
With fitted storage with shelving within the chimney breast recess. PVCu double glazed window to the rear. Natural wood flooring. Ceiling cornice. Radiator

#### LIVING BREAKFAST KITCHEN

23'5 x 15'1 (7.14m x 4.60m)

An impressive open plan space fitted with a comprehensive range of natural wood fronted wall and base units with granite work surfaces over incorporating sink unit. Central island with breakfast bar. Space for Range oven and American style fridge freezer. Integrated washing machine and dryer. Tiled floor. Two velux windows to the rear. PVCu double glazed window towards the front. Double doors provide access onto the private side courtyard. Bi folding doors provide access onto the patio with lawned gardens beyond. Access to understairs storage cupboard. cupboard housing combination gas central heating boiler recently installed.

### FIRST FLOOR



## LANDING

Dado rail. Spindle balustrade staircase to second floor.

## BEDROOM 1

15'1 x 11'8 (4.60m x 3.56m)

With two PVCu double glazed windows to the front. Fitted wardrobes. Laminate flooring. Ceiling cornice. Radiator.

## BEDROOM 2

12'10 x 9'7 (3.91m x 2.92m)

With PVCu double glazed window to the rear. Focal point of a cast iron fireplace with tiled hearth. Laminate flooring. Radiator. Picture rail.

## BATHROOM

9'0 x (2.74m x )

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. Half panelled walls. Tiled splashback. Radiator.

## SECOND FLOOR

### LANDING

PVCu double glazed window to the rear.

### BEDROOM 3

19'8 x 11'0 (5.99m x 3.35m)

A superb bedroom with velux window to the front and PVCu double glazed window to the rear. Radiator. Laminate flooring. Access to eaves storage space.

### EN-SUITE

With a suite comprising tiled shower cubicle, pedestal wash hand basin and WC. Extractor fan. Chrome heated towel rail. Velux window to the front.

### OUTSIDE

To the front of the property the drive provides off road parking. Towards the rear and accessed via the open plan dining kitchen there is a patio seating with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

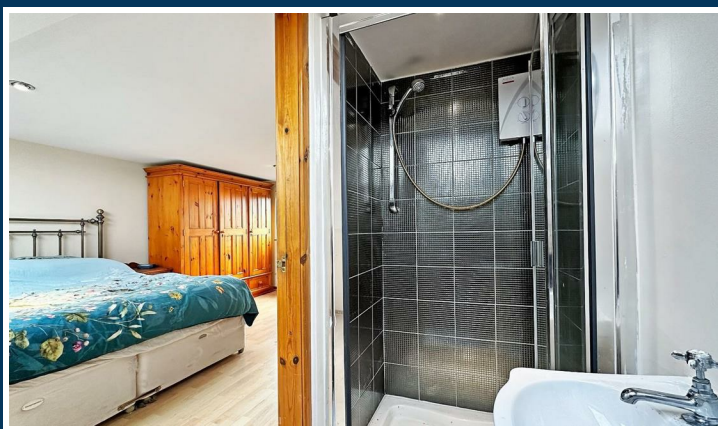
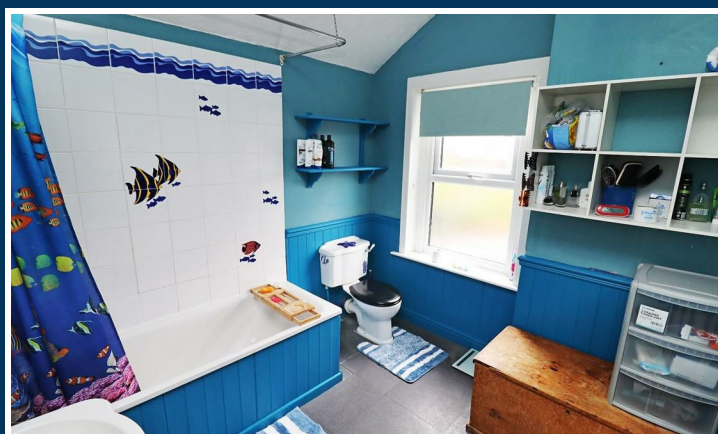
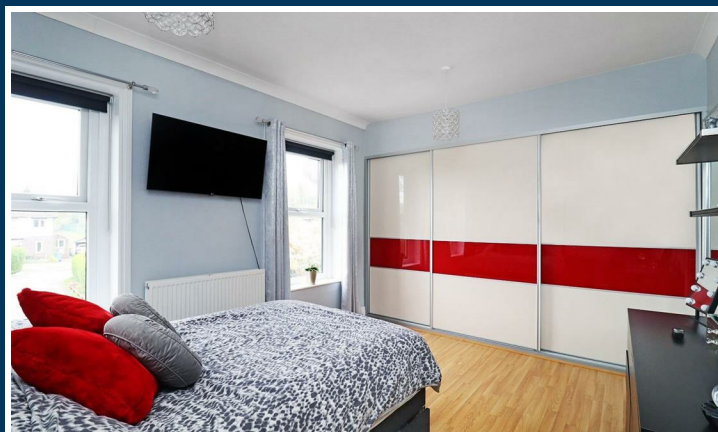
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### TENURE

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

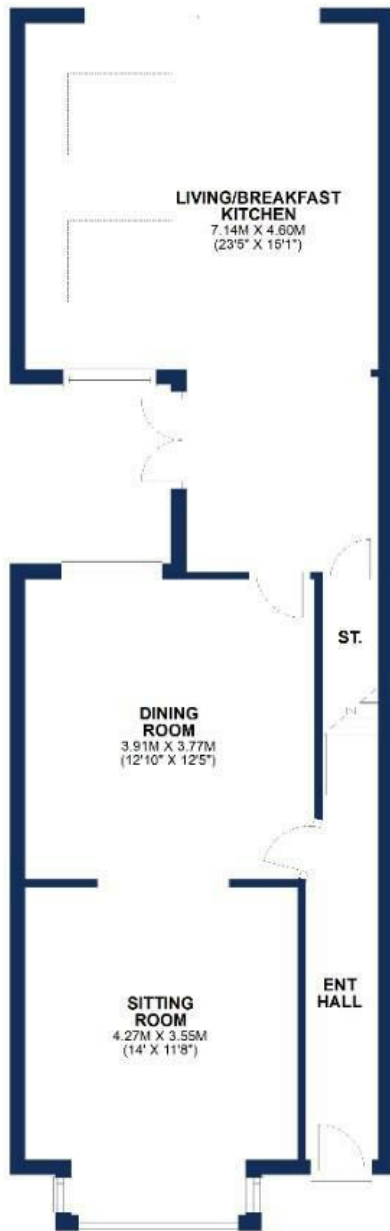
### NOTE

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



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**GROUND FLOOR**  
APPROX. 64.0 SQ. METRES (688.9 SQ. FEET)



TOTAL AREA: APPROX. 132.2 SQ. METRES (1422.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**FIRST FLOOR**  
APPROX. 41.6 SQ. METRES (447.5 SQ. FEET)



**SECOND FLOOR**  
APPROX. 26.6 SQ. METRES (286.1 SQ. FEET)



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