



## 2 ST GEORGES AVENUE | TIMPERLEY

OFFERS OVER £750,000

This semi detached family home is superbly proportioned and has been extended in recent years to create excellent living space with superb gardens all of which need to be seen to be appreciated. The accommodation briefly comprises entrance hall, separate front sitting room with a focal point of an open fireplace. To the rear of the property is an impressive open plan living dining kitchen which acts as the heart of the home and with bi folding doors leading onto the extensive gardens. The ground floor accommodation is completed by the large utility room with access to the side driveway and also with an adjacent cloakroom/WC.

To the first floor there are four excellent bedrooms serviced by the modern family bathroom/WC. Externally there is ample off road parking within the driveway and gated access continues to the side.

POSTCODE: WA15 6HE

## DESCRIPTION

This semi detached family home is superbly proportioned and has been extended in recent years to create excellent living space with superb gardens all of which need to be seen to be appreciated.

Upon entering the property the wide entrance hall provides a feeling of space and there is still plenty of the original character and charm. Off the entrance hall is a separate front sitting room with a focal point of an open fireplace. Towards the rear of the property the extension has created an impressive open plan living dining kitchen which acts as the heart of the home and with bi folding doors leading onto the extensive gardens. The ground floor accommodation is completed by the large utility room with access to the side driveway and also with an adjacent cloakroom/WC.

To the first floor there are four excellent bedrooms serviced by the modern family bathroom/WC.

Externally there is ample off road parking within the driveway and gated access continues to the side.

To the rear an accessed via the open plan living space there is a mandarin stone seating area with inset lighting with delightful lawned gardens beyond and further patio seating area. There is also a bark chipped childrens play area and summer house with light and power. There is a further patio to the side and water feed.

The location is ideal being close to Timperley village centre and with the Metrolink providing easy access into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the proportions and presentation of the accommodation on offer.

There is further potential for a loft conversion. Plans can be seen on Trafford Borough Councils website using the application reference no. 92627/HHA/17

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Tiled floor.

#### ENTRANCE HALL

A superb entrance hallway with original leaded and stained glass panelled front door with matching side screen and toplight. Spindle balustrade staircase to first floor. Picture rail. Ceiling cornice. Built-in bench. Understairs storage area. Separate cloaks cupboard. Radiator. Wood flooring.

#### SITTING ROOM

17'9" x 14'6" (5.41m x 4.42m)

With a focal point of an open fireplace with brick surround and tiled hearth. PVCu double glazed bay window to the front with leaded and stained effect toplight. Radiator. Opaque leaded and stained effect window to the side. Picture rail. Ceiling cornice. Television aerial point.

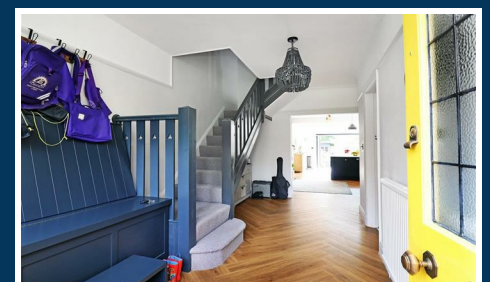
#### LIVING DINING KITCHEN

24'2" x 23'4" (7.37m x 7.11m)

A superb open plan space fitted with a bespoke in-frame kitchen painted in Farrow & Ball 'Railings' with contrasting white surfaces. There are also matching store cupboards with display shelving. Central island with breakfast bar with further storage plus inset 1 1/2 bowl Franke sink unit with hose tap. Space for Range oven and American style fridge freezer. Part Mandarin Stone tiled area. Integrated Neff dishwasher. Ample space for living and dining suites. Wood flooring. Bi folding doors provide access to the Mandarin Stone seating area with delightful gardens beyond. Picture window to the side. Lantern light. Two radiators. Television aerial point. Recessed low voltage lighting.

#### UTILITY

Fitted with a range of wall and base units painted in Farrow & Ball 'Railings' with white wood work surfaces over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Mandarin Stone tiled splashback. PVCu double glazed door to the side. Recessed low voltage lighting. Laminate flooring.



## WC

With a white suite with chrome fittings comprising low level WC and pedestal wash hand basin. Chrome heated towel rail. Laminate flooring. Recessed low voltage lighting. Extractor fan. Wall mounted Worcester combination gas central heating boiler.

## FIRST FLOOR

### LANDING

Loft access area with ladder to loft space with planning permission for conversion. This would create an impressive master suite with adjacent en-suite shower room/WC. Plans can be seen on Trafford Borough Councils website using the application reference no. 92627/HHA/17

### BEDROOM 1

15'11" x 14'7" (4.85m x 4.45m)

With PVCu double glazed bay window to the front with leaded and stained glass toplights. Fitted wardrobes along one wall. Picture rail. Laminate wood flooring. Radiator.

### BEDROOM 2

15'0" x 12'2" (4.57m x 3.71m)

With PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM 3

10'8" x 10'8" (3.25m x 3.25m)

PVCu double glazed window to the rear. Picture rail. Radiator.

### BEDROOM 4

11'5" x 8'5" (3.48m x 2.57m)

PVCu double glazed window to the front. Picture rail. Radiator.

## BATHROOM

9'2" x 9'1" (2.79m x 2.77m)

Fitted with a modern suite comprising roll top slipper style bath with mixer shower, separate tiled shower enclosure. Vanity wash basin and WC. Part Madarin Stone tiled walls. Two opaque timber framed double glazed windows to the side. Underfloor heating. Period style radiator with heated towel rail. Picture rail. Extractor fan.

## OUTSIDE

To the front of the property the flagged driveway provides off road parking and has mature hedge and fence borders. There is gated access towards the side.

Towards the rear and accessed via the open plan living space there is a mandarin stone seating area with inset lighting leading onto the attractive lawned gardens. Beyond the lawned gardens is a further patio seating area with adjacent barked childrens play area. There is the added benefit of a summer house with power and a further patio seating area to the side with water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX:

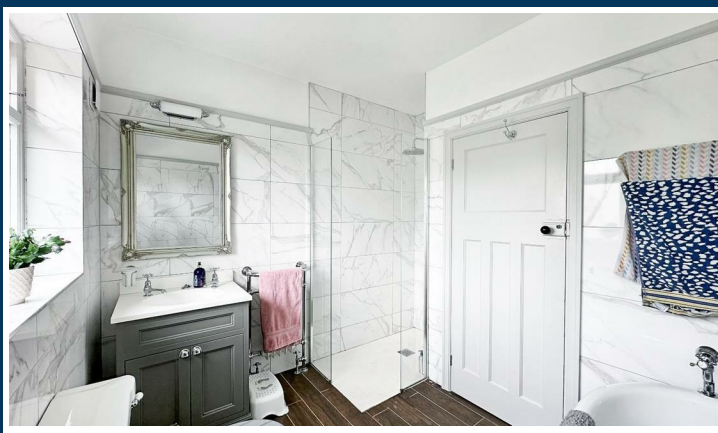
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## TENURE

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

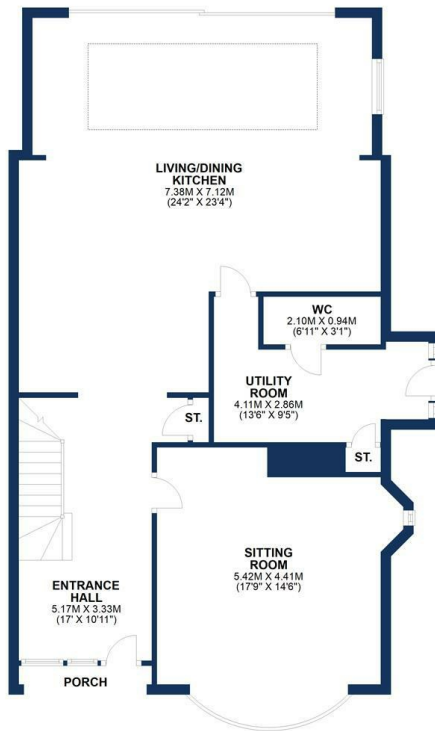
## NOTE

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. 94.5 SQ. METRES (1017.2 SQ. FEET)



TOTAL AREA: APPROX. 168.4 SQ. METRES (1813.1 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**FIRST FLOOR**  
APPROX. 73.9 SQ. METRES (795.9 SQ. FEET)



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