



16 BROOK LANE | TIMPERLEY

OFFERS IN THE REGION OF £525,000

An immaculately presented semi detached family home in a sought after location where viewing is essential to appreciate the standard of accommodation on offer. The accommodation briefly comprises recessed porch, entrance hall, bay fronted sitting room plus extended living/dining room with doors to the rear gardens, fitted kitchen, utility/WC, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway and the attached garage. Delightful gardens to the rear with gravelled and patio seating area plus barked children's play area all benefitting from a southerly aspect to enjoy the sun all day. Ideally located and viewing is highly recommended.

POSTCODE: WA15 6RN

DESCRIPTION

A traditional semi detached family home which has been extended and beautifully presented throughout to provide superb living accommodation which needs to be seen to be appreciated.

The location is a great attraction lying within the catchment area of highly regarded primary and secondary schools including Wellington School and also being within walking distance of local shops, Navigation Road Metrolink station and with Timperley village centre close by and Altrincham town centre a little further distant.

The accommodation is approached via a recessed porch which leads onto a welcoming entrance hall. Towards the front of the property is a bay fronted sitting room with fitted storage and shelving, to the rear is an impressive living/dining room with bi folding doors providing access onto the south facing rear gardens. Also towards the rear is an extended kitchen fitted with an attractive range of grey units and with a range of integrated appliances. The ground floor accommodation is completed by a fitted storage cupboard within the hallway and with the added benefit of a separate utility/WC.

To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is off road parking within the driveway which also provides access to the attached garage. Immediately to the rear is a patio seating area with further gravelled seating area beyond plus lawned gardens and a barked children's play area. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

A superb family home presented to a high standard and ideally positioned and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door. Period style radiator. Spindle balustrade staircase to first floor. Storage cupboard.

SITTING ROOM

11'9" x 11'4" (3.58m x 3.45m)

PVCu double glazed bay window to the front with plantation shutters. Fitted storage and shelving. Television aerial point. Radiator.

OPEN PLAN LIVING/DINING ROOM

18'11" x 11'5" (5.77m x 3.48m)

A superb reception room with ample space for living and dining suites and PVCu double glazed bi folding doors to the rear gardens. Radiator. Television aerial point.

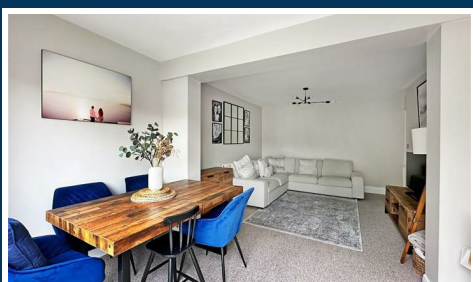
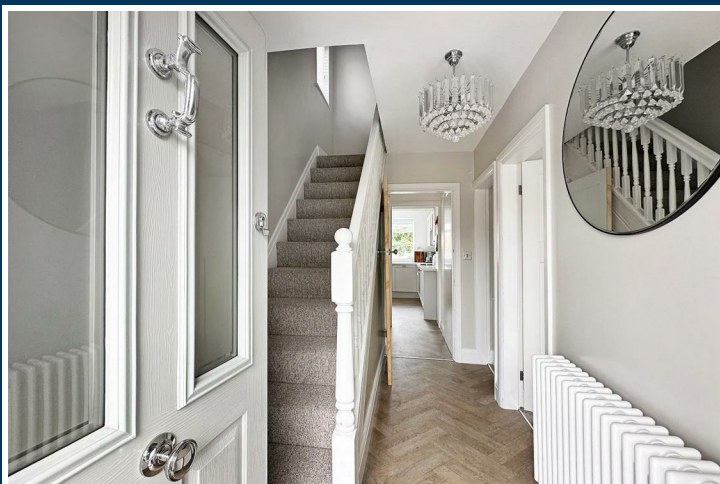
KITCHEN

11'3" x 10'3" (3.43m x 3.12m)

With a comprehensive range of grey wall and base units with work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Integrated oven/grill plus 4 ring induction hob with extractor hood over. Integrated dishwasher and fridge freezer. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Tiled splashback.

UTILITY/WC

With low level WC. Plumbing for washing machine and space for dryer. Extractor fan.



FIRST FLOOR: LANDING

With opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space for storage and with light and power.

BEDROOM 1

11'6" x 11'4" (3.51m x 3.45m)

With PVCu double glazed window to the front with plantation shutters. Radiator.

BEDROOM 2

11'11" x 11'4" (3.63m x 3.45m)

With PVCu double glazed window to the rear. Focal point of a cast iron fireplace. Fitted wardrobes. Panelled wall. Radiator.

BEDROOM 3

9'4" x 6'6" (2.84m x 1.98m)

A well proportioned third bedroom with PVCu double glazed window to the front with plantation shutters. Radiator.

BATHROOM

6'4" x 5'11" (1.93m x 1.80m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Half tiled walls. Chrome heated towel rail. Tiled floor. Extractor fan.

OUTSIDE

GARAGE

15'10" x 8'6" (4.83m x 2.59m)

With up and over door to the front. Light and power. Window to the side and door to the rear.

To the front of the property the drive provides off road parking and access to the garage. To the rear is a patio seating area with delightful lawned gardens beyond plus further gravelled seating area with adjacent barked children's play area. There are well stocked flowerbeds with timber sleeper retaining wall, mature hedge and fence borders. External water feed. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

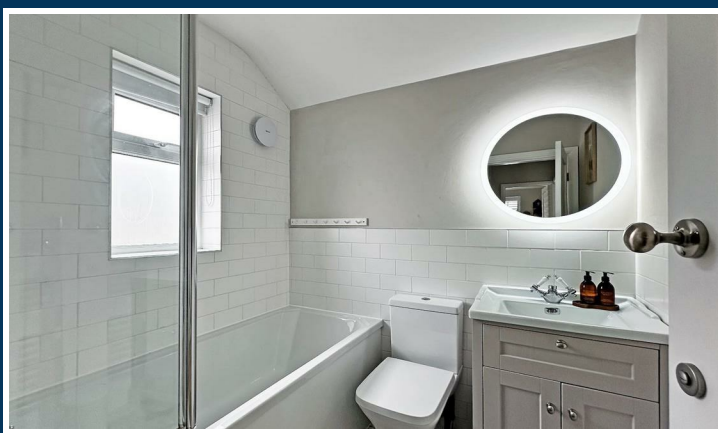
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TENURE

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

NOTE

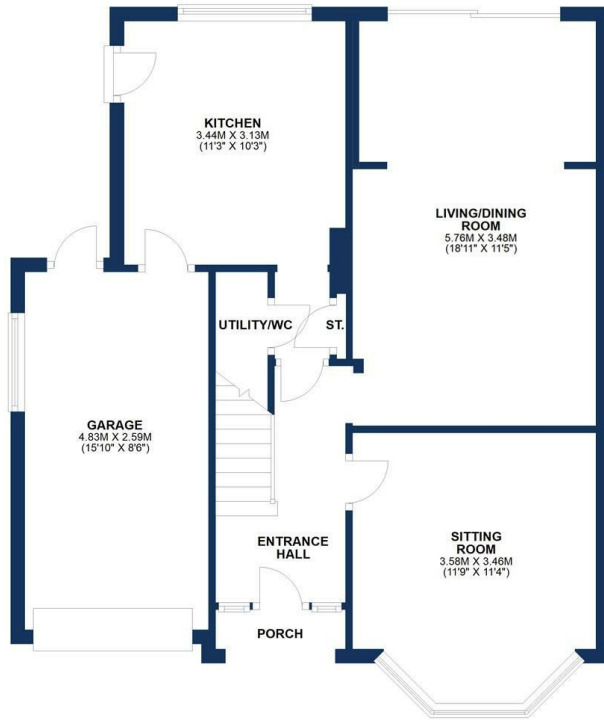
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 65.6 SQ. METRES (706.0 SQ. FEET)

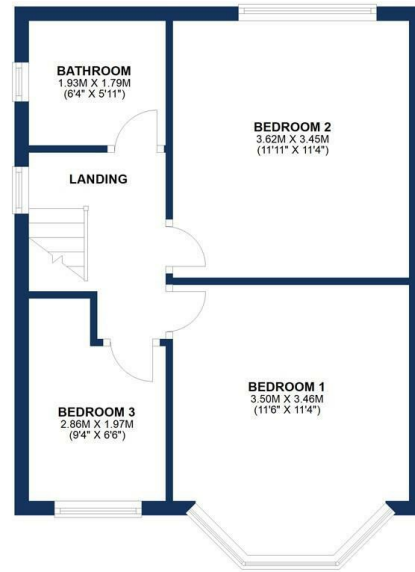


TOTAL AREA: APPROX. 102.4 SQ. METRES (1102.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 36.8 SQ. METRES (396.1 SQ. FEET)



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