

## 19A BRENTWOOD AVENUE | TIMPERLEY

£300,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned end terraced family home ideally located within walking distance of Timperley and Navigation Metrolink stations and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises porch leading onto a full width sitting room which in turn leads onto a dining kitchen to the rear with double doors leading onto the rear garden. To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC. Off road parking is provided within the driveway and the gardens to the rear incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA14 1SR

## DESCRIPTION

A superbly proportioned end terraced property ideal for first time buyers and investors alike.

The accommodation is approached via an enclosed porch/entrance vestibule which leads onto the sitting room. From the sitting room there is access onto a full width dining kitchen with a focal point of a solid fuel burner and with breakfast bar and double doors leading onto the rear garden. To the first floor there are three well proportioned bedrooms and the accommodation is completed by the bathroom/WC.

To the front of the property the driveway provides off road parking and continues to the side and rear. To the rear is a patio seating area with delightful lawns beyond.

The position is ideal being within walking distance of Timperley and Navigation Road Metrolink station providing a commuter service into Manchester. Timperley village centre and Altrincham town centre are close by and the property lies in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Lead effect glass panelled door. Door to :

#### SITTING ROOM

15'4" x 13'0" (4.67m x 3.96m)

With lead effect timber framed double glazed window to the front. Radiator. Laminate flooring. Spindle balustrade staircase to first floor. Television aerial point. Telephone point.

#### DINING KITCHEN

15'4" x 10'9" (4.67m x 3.28m)

With a range of white high gloss wall and base units with natural wood work surfaces over incorporating an enamel sink unit and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated fridge freezer, plumbing for washing machine. Cupboard housing Worcester combination gas central heating boiler. PVCu double glazed window to the rear. PVCu double glazed door provides access to the rear garden. Focal point of a solid fuel burner set upon a tiled hearth. Tiled floor.

### FIRST FLOOR

#### LANDING

Opaque timber framed double glazed window to the side.



## BEDROOM 1

13'3" x 8'8" (4.04m x 2.64m)

Lead effect timber framed double glazed window to the front. Laminate flooring. Radiator.

## BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)

Timber framed double glazed window to the rear. Radiator.

## BEDROOM 3

7'10" x 6'4" (2.39m x 1.93m)

Lead effect timber framed double glazed window to the front. Laminate flooring. Radiator.

## BATHROOM

6'6" x 6'4" (1.98m x 1.93m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Opaque timber framed double glazed window to the rear. Tiled splashback. Extractor fan. Radiator. Tiled floor.

## OUTSIDE

To the front of the property a tarmac drive provides off road parking and continues to the side. To the rear the gardens incorporate a patio seating area with delightful lawns beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

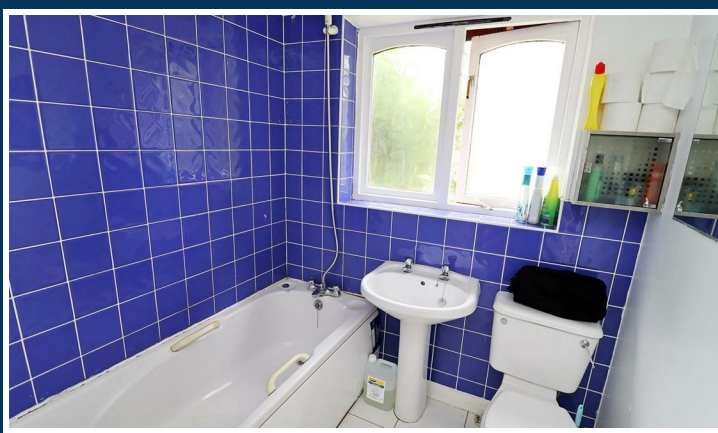
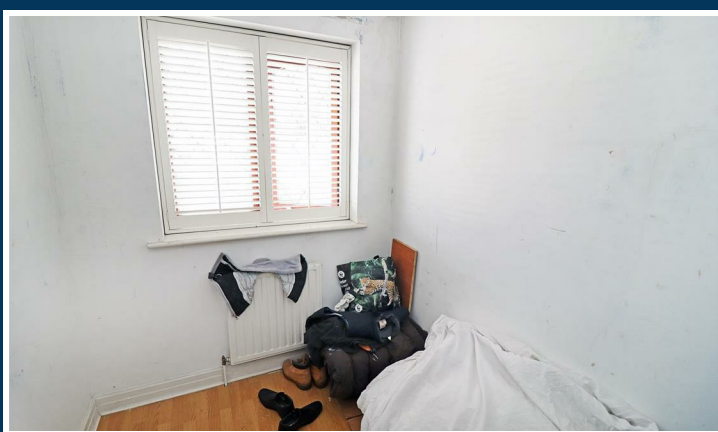
Band "B"

## TENURE

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

## NOTE

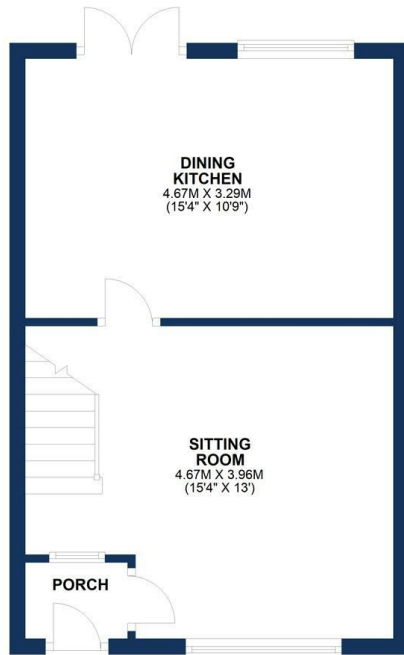
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 34.3 SQ. METRES (369.3 SQ. FEET)



### FIRST FLOOR

APPROX. 34.3 SQ. METRES (369.3 SQ. FEET)



TOTAL AREA: APPROX. 68.6 SQ. METRES (738.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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