



21 WENTWORTH AVENUE | TIMPERLEY

£475,000

NO ONWARD CHAIN A superbly proportioned traditional semi detached family home in an ideal location within easy reach of Timperley village centre and lying within the catchment area of sought after primary and secondary schools and importantly within walking distance of The Willows Primary and Wellington School. The accommodation briefly comprises entrance hall, front sitting room opening onto a separate rear dining room with access onto the rear gardens, fitted kitchen with door to the rear gardens, three excellent bedrooms and bathroom/WC. Externally there is off road parking within the driveway which also provides access to the garage whilst to the rear the gardens are block paved for easy maintenance and benefit from a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended.

POSTCODE: WA15 6NG

DESCRIPTION

This semi detached family home is ideally located lying within the catchment area of highly regarded primary and secondary schools especially The Willows Primary School and Wellington Road both within walking distance. Timperley village centre is also within easy reach with Altrincham town centre a little further distant.

The accommodation is well proportioned throughout and an enclosed porch leads onto the welcoming entrance hall which provides access onto the front sitting room. The sitting room opens up onto the separate dining room to the rear which has sliding doors leading onto the delightful south westerly facing gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of modern high gloss units and with access to the rear garden.

To the first floor there are three well proportioned bedrooms serviced by the modern shower room/WC.

Externally there is ample off road parking within the driveway which also provides access to the attached garage and there is gated access to the side. To the rear the gardens are paved for easy maintenance and enjoy a south westerly aspect to enjoy the sun for the majority of the day.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

13'11" x 5'8" (4.24m x 1.73m)

With PVCu double glazed front door. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Telephone point.

OPEN PLAN SITTING/DINING ROOM COMPRISING

SITTING ROOM

15'1" x 11'0" (4.60m x 3.35m)

With PVCu double glazed window to the front. Television aerial point. Radiator. Dado rail. Opening to:

DINING AREA

10'6" x 9'8" (3.20m x 2.95m)

With sliding PVCu double glazed door to the rear garden. Radiator. Dado rail.

KITCHEN

14'3" x 13'0" (4.34m x 3.96m)

Fitted with a comprehensive range of white high gloss units with contrasting black granite work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated double oven/grill plus five ring gas hob with extractor hood over. Space for fridge freezer, dishwasher, washing machine and dryer. Moveable breakfast bar. Two PVCu double glazed windows to the rear. PVCu double glazed door to the rear. Tiled splashback. Radiator. Recessed low voltage lighting.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

15'0" x 9'11" (4.57m x 3.02m)

With PVCu double glazed window to the front. Recessed low voltage lighting. Fitted wardrobes. Radiator.

BEDROOM 2

10'4" x 9'10" (3.15m x 3.00m)

PVCu double glazed window overlooking the rear garden. Radiator. Loft access hatch.

BEDROOM 3

10'0" x 6'9" (3.05m x 2.06m)

PVCu double glazed window to the front. Radiator. Fitted wardrobes.

BATHROOM

8'7" x 7'1" (2.62m x 2.16m)

With a modern suite comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low energy LED lighting. Airing cupboard housing combination gas central heating boiler.

OUTSIDE

GARAGE

14'8" x 6'10" (4.47m x 2.08m)

With up and over door to the front. Hot and cold water feeds. Could easily be converted to provide further accommodation subject to any relevant permissions being obtained.

To the front of the property the driveway provides off road parking and access to the garage and there is gated access to the side.

To the rear the gardens are paved for easy maintenance and benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

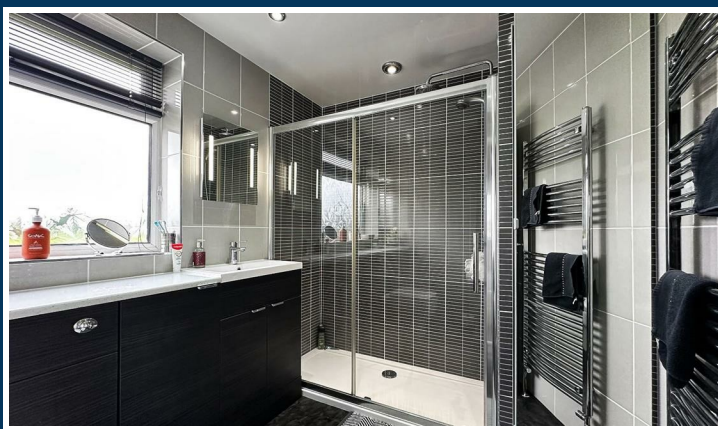
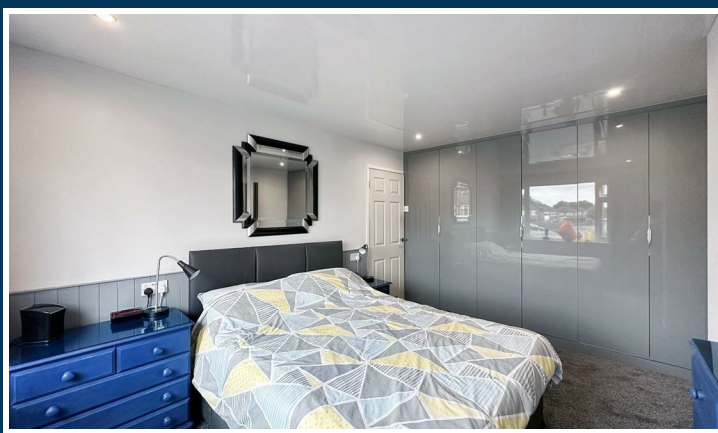
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TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/07/1964 and subject to a Ground Rent of £15.75 per annum. This should be verified by your Solicitor.

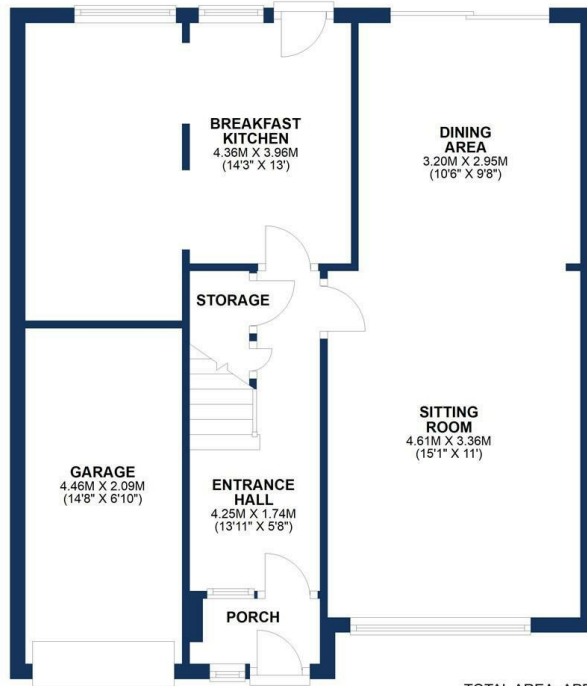
NOTE

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. 60.8 SQ. METRES (654.3 SQ. FEET)



FIRST FLOOR
APPROX. 41.1 SQ. METRES (442.3 SQ. FEET)



TOTAL AREA: APPROX. 101.9 SQ. METRES (1096.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



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