



16 ROTHERDALE AVENUE | TIMPERLEY

OFFERS OVER £275,000

**\*\*NO CHAIN\*\***A beautifully presented and well proportioned semi detached property in a popular residential location. The accommodation briefly comprises entrance vestibule, sitting room, full width breakfast kitchen with doors leading onto the rear garden, two double bedrooms and bathroom/WC. Ample off road parking within the driveway which has an adjacent lawned garden and there is gated access to the rear. To the rear is a large patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7EX

## DESCRIPTION

Rotherdale Avenue forms part of a popular residential area containing semi detached and detached houses of similar age well placed for all amenities including access to the surrounding network of motorways. There are local shops within Timperley village and Altrincham town centre is a little further distant with the Metrolink providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is beautifully presented throughout and upon entering the property a separate entrance vestibule leads onto a spacious sitting room whilst to the rear is a full width breakfast kitchen fitted with modern high gloss units and with access to the rear garden.

To the front of the property the drive provides ample off road parking and has adjacent lawned gardens and gated access then leads to the rear. To the rear is a patio seating area with delightful lawned gardens beyond.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

PVCu double glazed front door. Opaque PVCu double glazed window to the side.

#### SITTING ROOM

**17'9" x 12'1" (5.41m x 3.68m)**

PVCu double glazed window to the front. Laminate wood flooring. Recessed low voltage lighting. Television aerial point. Telephone point. Radiator.

#### DINING KITCHEN

**12'1" x 11'7" (3.68m x 3.53m)**

Fitted with a comprehensive range of high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Recessed low voltage lighting. Laminate wood flooring. Radiator. Tiled splashback. PVCu double glazed window to the rear. PVCu double glazed door provides access to the rear garden.

### FIRST FLOOR

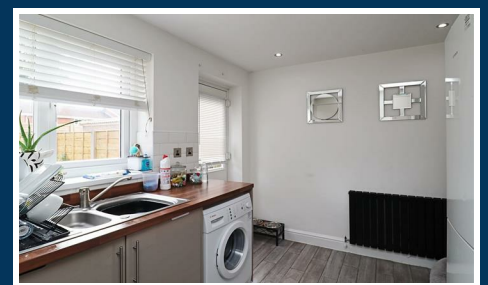
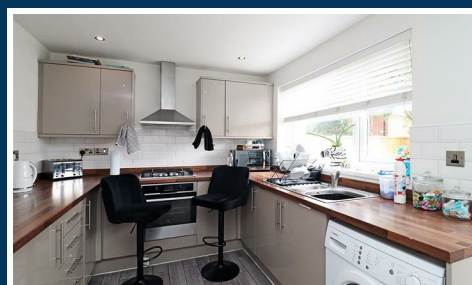
#### LANDING

Loft access hatch.

#### BEDROOM 1

**12'3" x 9'1" (3.73m x 2.77m)**

PVCu double glazed window to the front. Radiator. Television aerial point.



## BEDROOM 2

12'3" x 8'9" (3.73m x 2.67m)

PVCu double glazed window overlooking the rear garden. Laminate wood flooring. Radiator.

## BATHROOM

8'9" x 4'1" (2.67m x 1.24m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower, WC and wash hand basin. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Airing cupboard housing the combination gas central heating boiler.

## OUTSIDE

To the front of the property the drive provides off road parking and benefits from adjacent lawned gardens and has gated access to the rear.

To the rear and accessed via the dining kitchen there is a patio seating area with delightful lawned gardens beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

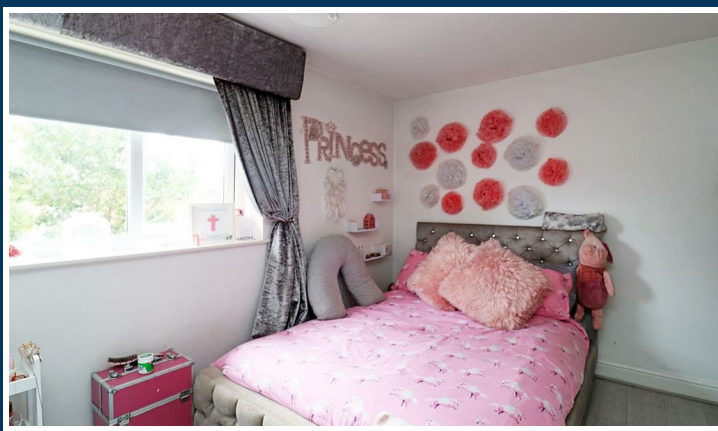
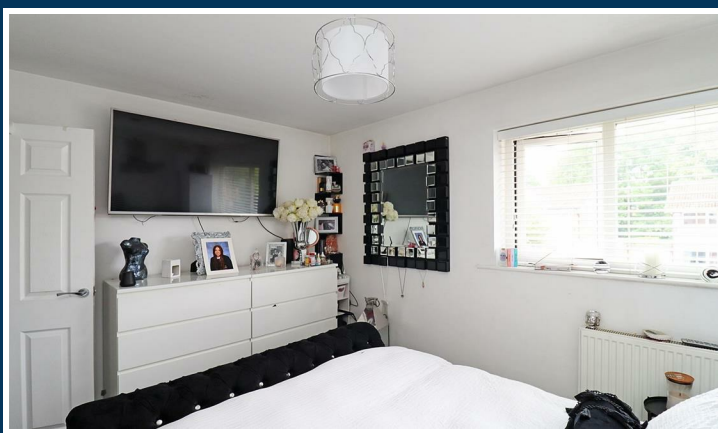
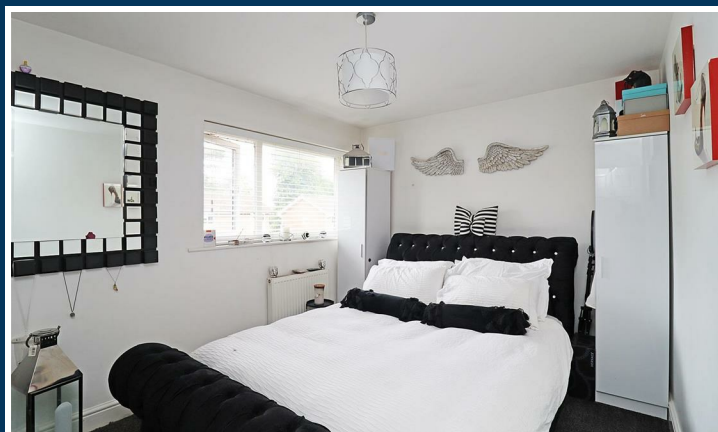
Band "B"

## TENURE:

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

## NOTE

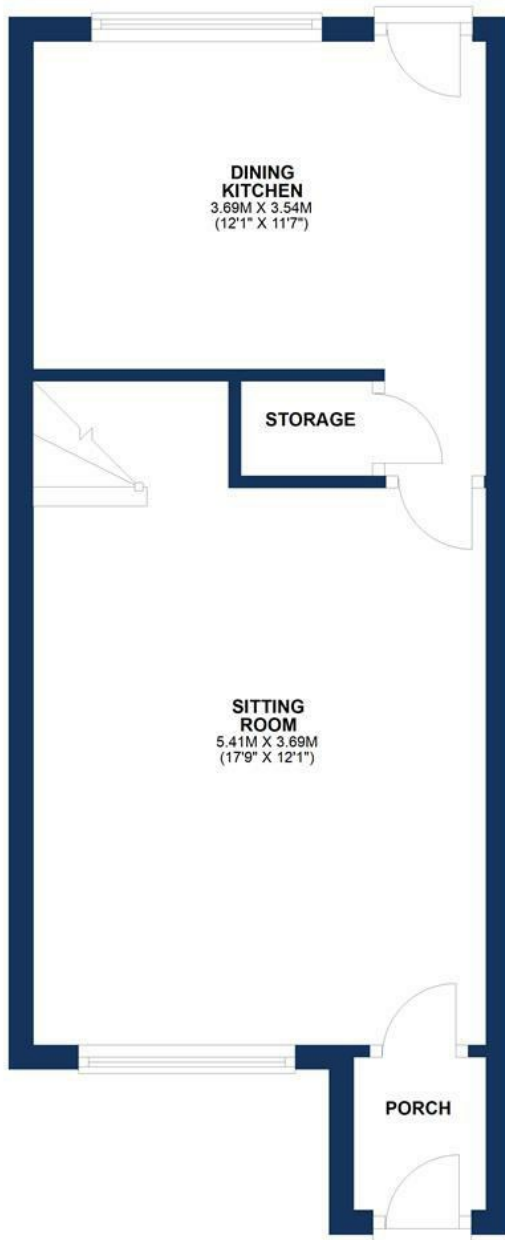
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 31.6 SQ. METRES (340.2 SQ. FEET)



### FIRST FLOOR

APPROX. 30.2 SQ. METRES (324.6 SQ. FEET)



TOTAL AREA: APPROX. 61.8 SQ. METRES (664.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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