



## 13 BROOKFIELD DRIVE | TIMPERLEY

OFFERS OVER £450,000

A well presented and proportioned semi-detached family home in this sought after cul de sac location within easy reach of Timperley Village centre and Timperley Metrolink station. The accommodation briefly comprises enclosed porch, welcoming entrance hall, front sitting room plus rear dining room with doors to the rear gardens, fitted breakfast kitchen with door to the side, 3 bedrooms and bathroom and separate WC to the first floor. Off road parking within the driveway and access to the garage whilst to the rear the gardens incorporate a decked seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6QR

## DESCRIPTION

This semi detached family home occupies an enviable position nestled within this quiet cul-de-sac off Park Road.

The accommodation is well presented throughout and a wide entrance hall provides access on to a front sitting room whilst to the rear there is a separate dining room with doors leading on to the attractive rear garden. The kitchen is fitted with a comprehensive range of high gloss units and integrated appliances and includes a breakfast bar and access to the side. To the first floor there are 3 bedrooms serviced by the bathroom with separate WC.

Externally there is off road parking within the driveway which also provides access to the garage towards the rear. To the rear there is a decked seating area accessed via the dining room and leading on to delightful gardens laid mainly to lawn.

The location is ideal being within easy reach of Timperley Village centre and Timperley Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Double PVCu double glazed doors.

#### ENTRANCE HALL

With PVCu front door. Radiator. Spindle balustrade staircase to first floor. Recessed low voltage lighting.

#### SITTING ROOM

**13'4" x 11'8" (4.06m x 3.56m)**

With PVCu bay window to the front. Focal point of a raised living flame gas fire. Picture rail. Ceiling cornice. Television aerial point. Radiator.

#### DINING ROOM

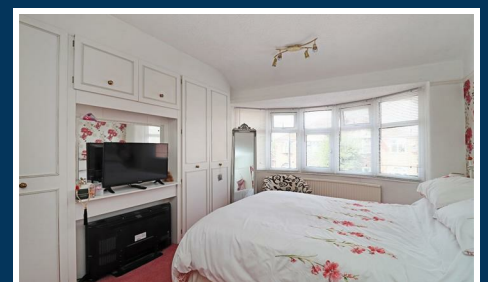
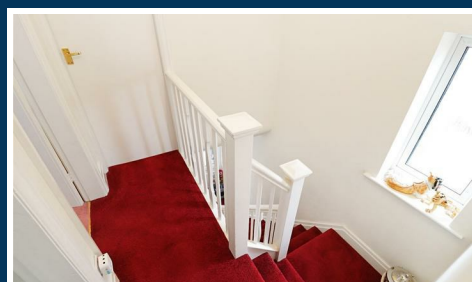
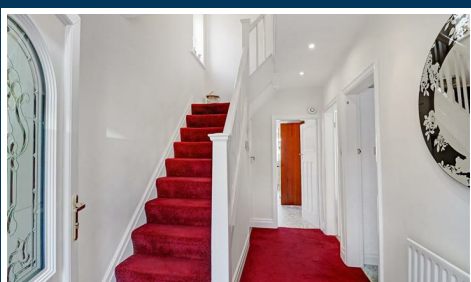
**13'5" x 11'8" (4.09m x 3.56m)**

With sliding double glazed doors leading onto the rear decked seating area with gardens beyond. Ceiling cornice. Picture rail. Television aerial point. Radiator.

#### KITCHEN

**18'10" x 6'7" (5.74m x 2.01m)**

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating a sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob. Plumbing for washing machine. Integrated fridge freezer. Breakfast bar. PVCu double glazed windows to the side and rear. Recessed low voltage lighting. PVCu double glazed door provides access to the side.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the side.

### BEDROOM 1

14'8" x 11'8" (4.47m x 3.56m)

PVCu double glazed bay window to the front. Fitted wardrobes and dressing table. Radiator. Picture rail.

### BEDROOM 2

12'10" x 11'8" (3.91m x 3.56m)

PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Radiator. Picture rail.

### BEDROOM 3

7'10" x 6'7" (2.39m x 2.01m)

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

### BATHROOM

6'8" x 6'7" (2.03m x 2.01m)

With panelled bath and wash hand basin. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear.

### SEPARATE WC

With WC. Opaque PVCu double glazed window to the side. Half tiled walls.

### OUTSIDE

To the front of the property the flagged drive provides off road parking and there is gated access to the side leading to the garage at the rear. The garage has an adjacent lawned garden.

To the rear and accessed via the dining room there is a decked seating area with delightful lawned gardens beyond with fence borders.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

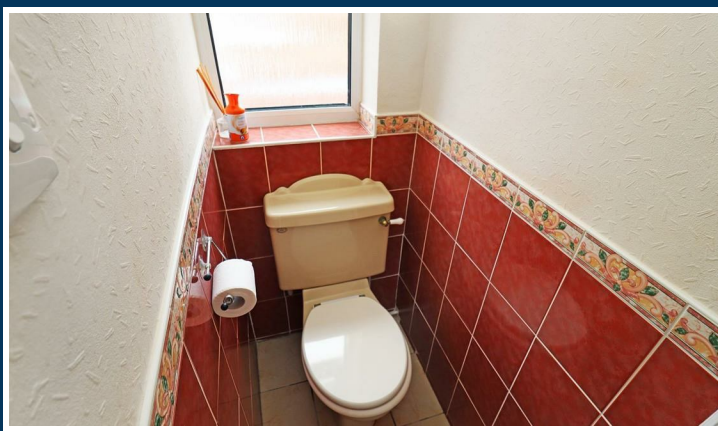
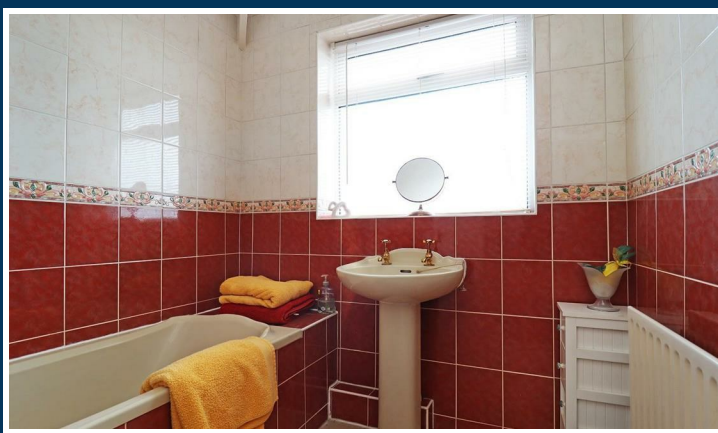
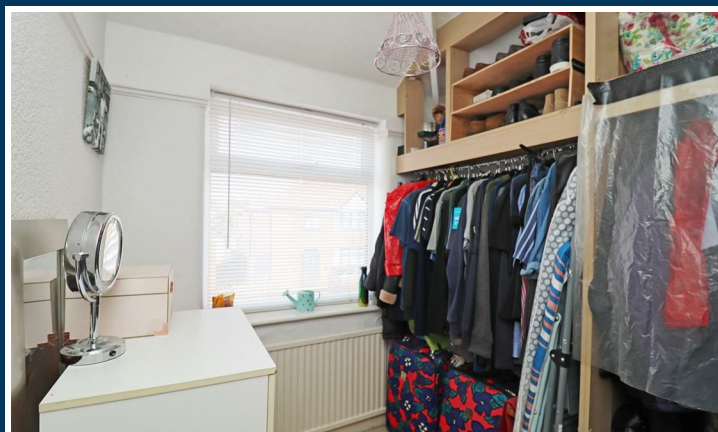
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### TENURE

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

### NOTE

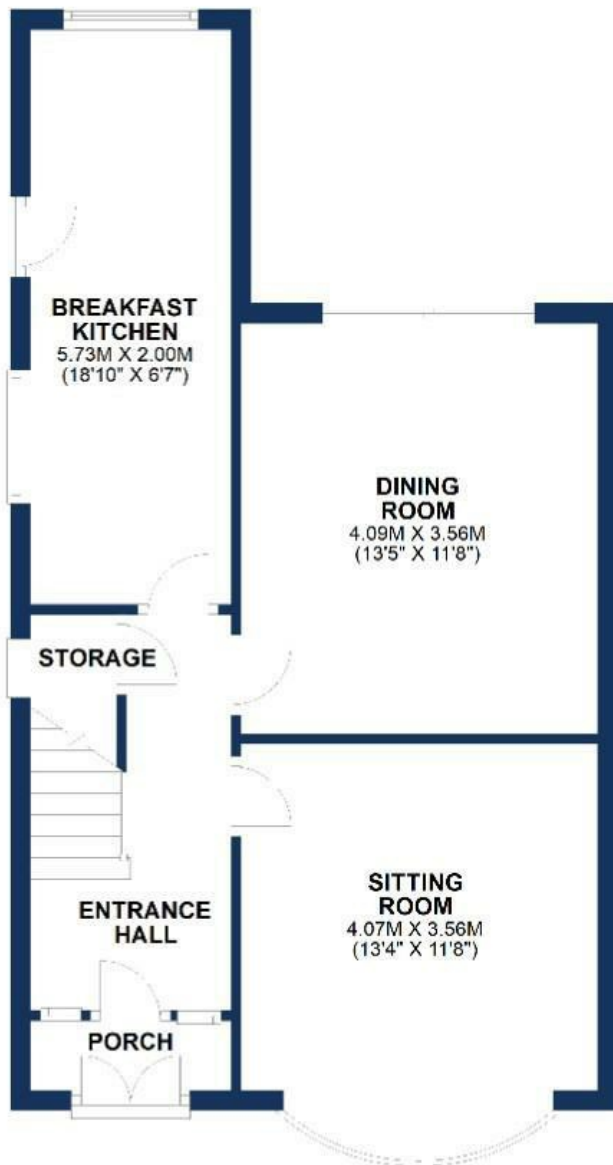
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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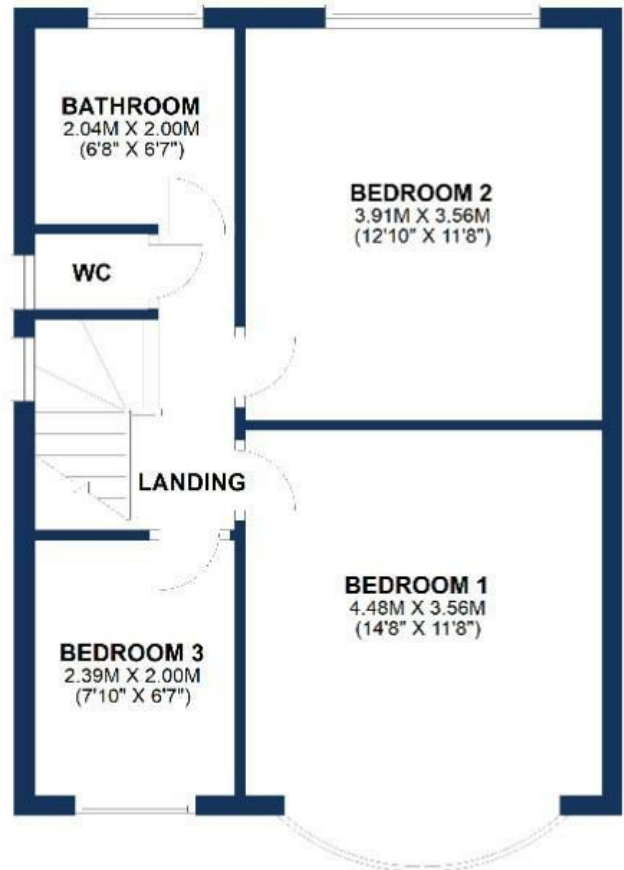
## GROUND FLOOR

APPROX. 49.5 SQ. METRES (533.0 SQ. FEET)



## FIRST FLOOR

APPROX. 43.7 SQ. METRES (470.0 SQ. FEET)



TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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