



10 ST ANDREWS AVENUE | TIMPERLEY

OFFERS OVER £350,000

A superbly proportioned and presented period end terraced property in an ideal location within walking distance of local shops and Navigation Road Metrolink station and lying within the catchment area of Wellington School. The accommodation briefly comprises entrance hall, front dining room with full width sitting room to the rear with kitchen beyond providing access onto the south facing courtyard garden, two double bedrooms and bathroom/WC to the first floor. Externally to the front is a courtyard garden with adjacent well stocked flowerbed whilst to the rear the gardens are paved for easy maintenance with a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6SG

DESCRIPTION

A superb period end terraced property in an ideal location being within walking distance of Navigation Road Metrolink station and with Altrincham town centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being within the catchment area of highly regarded primary and secondary schools and particularly within walking distance of Wellington School.

The accommodation is approached via a welcoming entrance hall which leads onto the dining room at the front. Towards the rear is a full width sitting room with the focal point of a living flame gas fire and access to a large under stairs storage cupboard. Off the sitting room is a fitted kitchen with space for appliances and with door to the garden.

To the first floor there are two well proportioned double bedrooms serviced by the bathroom/WC fitted with a white suite with chrome fittings.

Externally there is a courtyard garden to the front paved with Indian Sandstone whilst to the rear the gardens are paved, again with Indian Sandstone, for easy maintenance and have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled composite front door. Radiator. Ceiling cornice. Sliding glass panelled door to:

DINING ROOM

11'11" x 9'9" (3.63m x 2.97m)

With focal point of a tiled fireplace. PVCu double glazed window to the front. Ceiling cornice. Radiator.

SITTING ROOM

13'3" x 11'10" (4.04m x 3.62m)

Focal point of a raised living flame gas fire. PVCu double glazed window to the rear. Radiator. Television aerial point. Access to under stairs storage cupboard.

KITCHEN

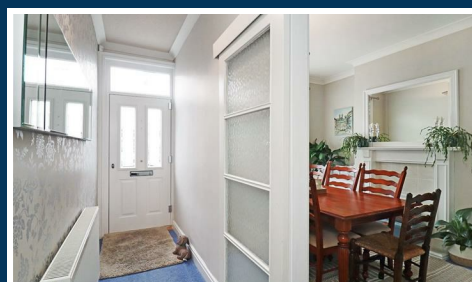
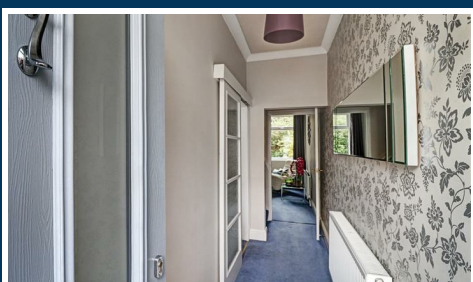
8'0" x 7'1" (2.44m x 2.16m)

Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for appliances. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the garden. Tiled splashback. Wall mounted Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

Radiator.



BEDROOM 1

13'3" x 11'11" (4.04m x 3.63m)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

11'10" x 9'4" (3.61m x 2.84m)

PVCu double glazed window to the rear. Radiator. Fitted storage cupboard with loft access.

BATHROOM

7'10" x 6'10" (2.39m x 2.08m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Tiled walls. Radiator. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property is a courtyard garden paved with Indian Sandstone and adjacent well stocked flowerbed. To the rear the gardens have been paved, again with Indian Sandstone, for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. There is gated access towards the ginnel to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

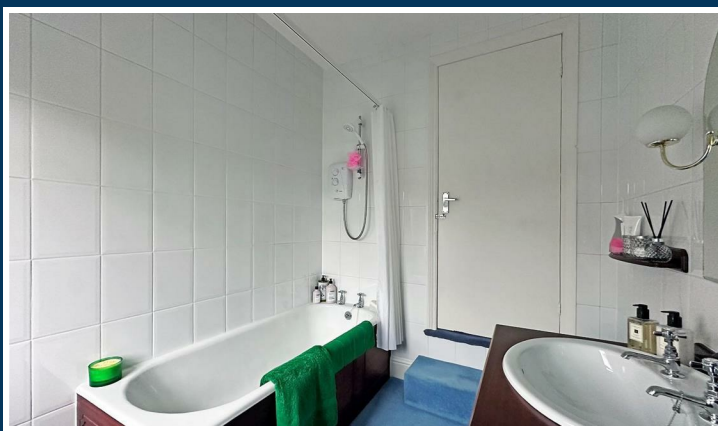
Band "B"

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. 38.8 SQ. METRES (417.3 SQ. FEET)



FIRST FLOOR

APPROX. 38.8 SQ. METRES (417.3 SQ. FEET)



TOTAL AREA: APPROX. 77.5 SQ. METRES (834.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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