



**47 CARRFIELD AVENUE | TIMPERLEY**

**OFFERS OVER £365,000**

A superbly proportioned and presented semi detached family home in a convenient location. The accommodation briefly comprises welcoming entrance hall, cloakroom/WC, fitted dining kitchen to the front whilst to the rear is a full width sitting room with doors onto the attractive rear gardens, three excellent bedrooms serviced by the bathroom/WC. Ample off road parking within the driveway which benefits from adjacent lawned gardens and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.



POSTCODE: WA15 7DP

## DESCRIPTION

This superbly proportioned and well presented semi detached family home is tucked away towards the head of the cul de sac in this popular residential location.

The accommodation is approached via a welcoming entrance hall which provides access onto all downstairs rooms. Towards the front of the property is a dining kitchen fitted with a comprehensive range of grey wall and base units and with ample space for a table and chairs. Towards the rear is a full width sitting room with double doors leading onto the attractive southerly facing gardens. The ground floor accommodation is completed by the cloakroom/WC.

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

Externally there is ample off road parking within the block paved driveway which has an adjacent lawned garden with well stocked flowerbeds and there is gated access to the rear. To the rear is a patio seating area leading onto the lawned gardens with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

A superb family home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Radiator. Laminate flooring. Stairs to first floor.

#### SITTING ROOM

16'2" x 9'9" (4.93m x 2.97m)

With double PVCu double glazed doors providing access to the south facing rear garden. PVCu double glazed window to the side. Electric fireplace. Laminate flooring. Radiator. Television aerial point. Telephone point.

#### DINING KITCHEN

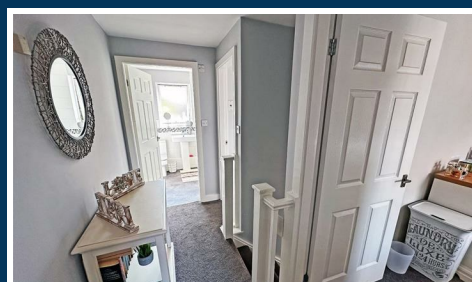
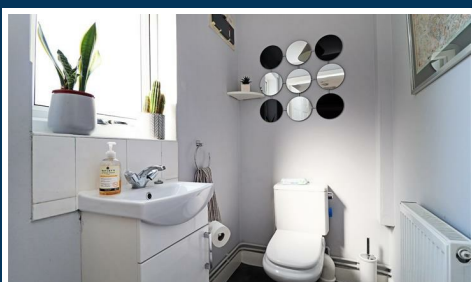
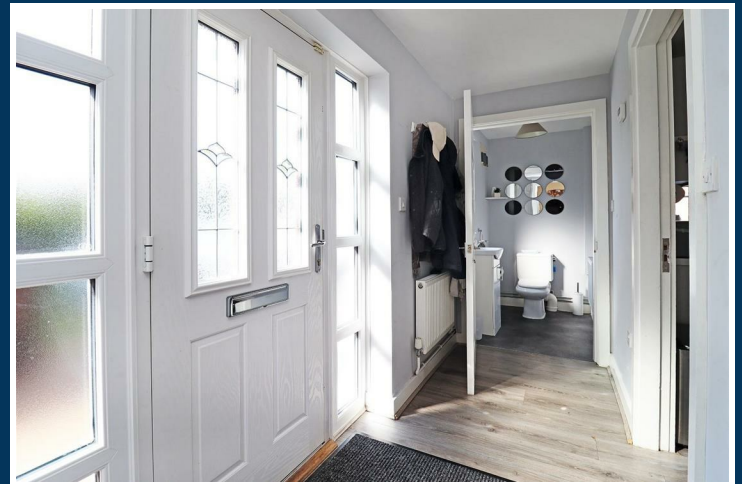
12'7" x 12'1" (3.84m x 3.68m)

Fitted with a comprehensive range of grey wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated Bosch oven/grill plus 4 ring gas hob with extractor hood over. Space for American style fridge freezer. Plumbing for washing machine. Integrated dishwasher. Access to under stairs storage cupboard. Laminate flooring. PVCu double glazed window to the front. Recessed low voltage lighting. Tiled splashback. Radiator. Space for table and chairs. Cupboard housing Worcester combination gas central heating boiler.

#### CLOAKROOM

With WC and vanity wash basin. Opaque PVCu double glazed window to the side. Radiator. Tiled splashback.

### FIRST FLOOR



## LANDING

Loft access hatch.

## BEDROOM 1

13'1" x 11'9" (3.99m x 3.58m)

PVCu double glazed window to the rear. Radiator. Storage cupboard.

## BEDROOM 2

12'9" x 11'9" (3.89m x 3.58m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 3

9'1" x 6'11" (2.77m x 2.11m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

6'7" x 6'6" (2.01m x 1.98m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail.

## OUTSIDE

To the front of the property the block paved driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. There is gated access to the rear.

To the rear and accessed via the sitting room there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

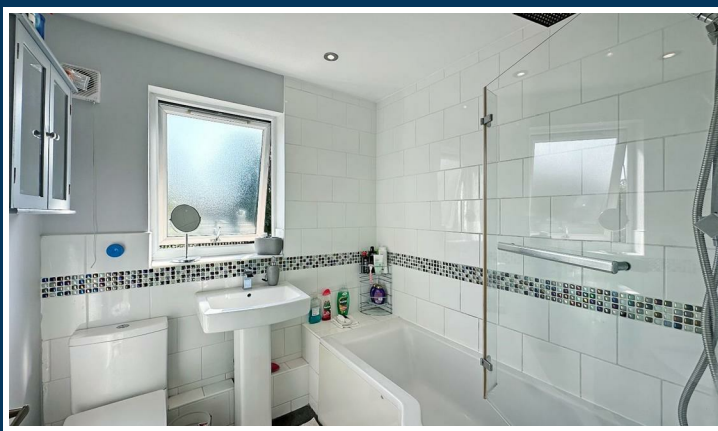
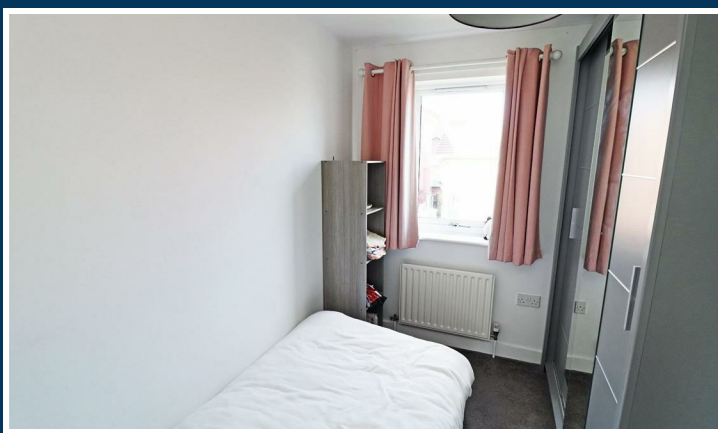
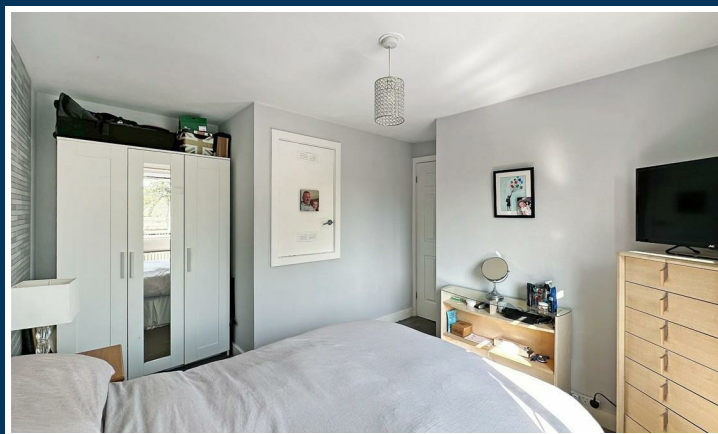
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## TENURE

We are informed the property is 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. 38.9 SQ. METRES (418.4 SQ. FEET)



### FIRST FLOOR

APPROX. 38.9 SQ. METRES (418.4 SQ. FEET)



TOTAL AREA: APPROX. 77.7 SQ. METRES (836.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



#### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM