



27 ST. ANDREWS AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £325,000

A superbly proportioned and attractive end terraced property in an ideal location. The accommodation briefly comprises enclosed porch, sitting room, separate dining room with fitted kitchen off with access to the rear gardens, master bedroom with en-suite bathroom/WC plus second double bedroom and shower room/WC. Courtyard garden to the front whilst to the rear the gardens are paved for easy maintenance and have access to a side and rear passageway. Viewing is highly recommended.

POSTCODE: WA15 6SG

DESCRIPTION

An attractive end terraced period style property ideally located within walking distance of local shops on Brook Lane and Deansgate Lane and with Navigation Road Metrolink station within easy reach. The property also lies within the catchment area of highly regarded primary and secondary schools with Wellington School close by.

The accommodation is superbly proportioned throughout and has the added benefit of an enclosed porch to the front which provides access onto the full width front sitting room. Towards the rear of the property is a separate dining room with access to an under stairs storage cupboard and with sliding glass panelled door leading onto the kitchen. The kitchen is fitted with a comprehensive range of light wood units and with space for all appliances and with access to the attractive rear garden.

To the first floor the master bedroom has fitted wardrobes and there is an adjacent en-suite bathroom/WC and the accommodation is completed by a second bedroom and the shower room/WC.

Externally there is a walled courtyard garden to the front whilst to the rear the gardens are paved for easy maintenance and have access to a large brick built store and there are gates leading onto the side and rear passageway.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

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

SITTING ROOM

12'9" x 11'10" (3.89m x 3.61m)

With a focal point of a remote controlled living flame gas fire. PVCu double glazed window to the front. Ceiling cornice. Television aerial point. Telephone point. Radiator.

DINING ROOM

12'9" x 11'11" (3.89m x 3.63m)

With a focal point of a remote controlled living flame gas fire. PVCu double glazed window to the rear. Access to under stairs storage cupboard. Ceiling cornice. Laminate flooring. Radiator. Sliding glass panelled door to:

KITCHEN

13'92 x 6'9" (3.96m x 2.06m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer and waste disposal. Space for all appliances. PVCu double glazed windows to the side and rear. Tiled floor. LED lighting. Door provides access to the rear garden.

INNER HALLWAY

Telephone point. Stairs to:

FIRST FLOOR



LANDING

BEDROOM 1

12'9" x 11'11" (3.89m x 3.63m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the rear. Two radiators. Ceiling cornice. Television aerial point. Loft access hatch with pull down ladder to loft space.

EN-SUITE

8'0" x 6'11" (2.44m x 2.11m)

With a white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Two chrome heated towel rails. Tiled walls. Opaque PVCu double glazed window to the rear. Airing cupboard housing combination gas central heating boiler. Wood effect vinyl flooring.

BEDROOM 2

13'0" x 8'3" (3.96m x 2.51m)

PVCu double glazed window to the front. Dado rail. Ceiling cornice. Dado rail. Radiator. Television aerial point.

SHOWER ROOM

8'3" x 6'5" (2.51m x 1.96m)

With a white suite comprising tiled shower area, wash hand basin and WC. Tiled splashback. Ceiling cornice. Dado rail. Radiator. Extractor fan. Wood effect vinyl flooring.

OUTSIDE

To the front of the property there is a walled courtyard garden whilst to the rear the gardens are paved for easy maintenance and have access to a large brick built store. There is then gated access to the side and rear passage way.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

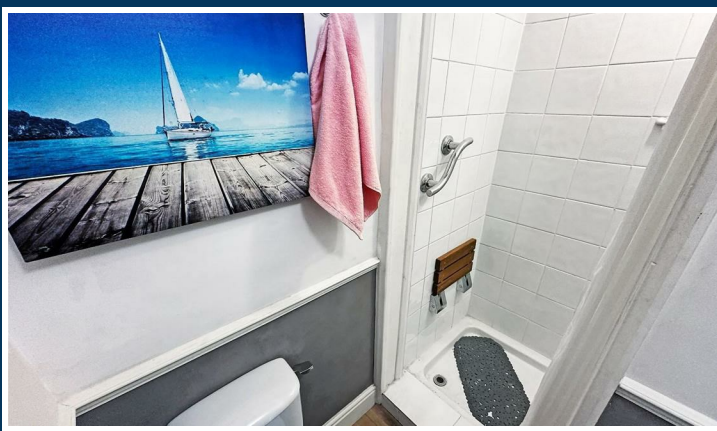
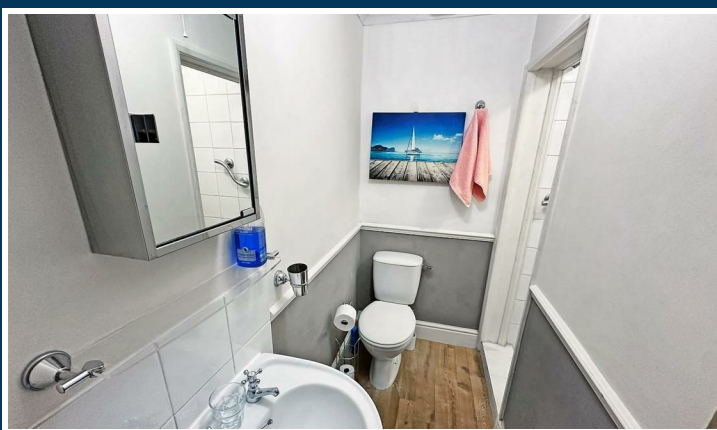
Band "B"

TENURE

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

NOTE

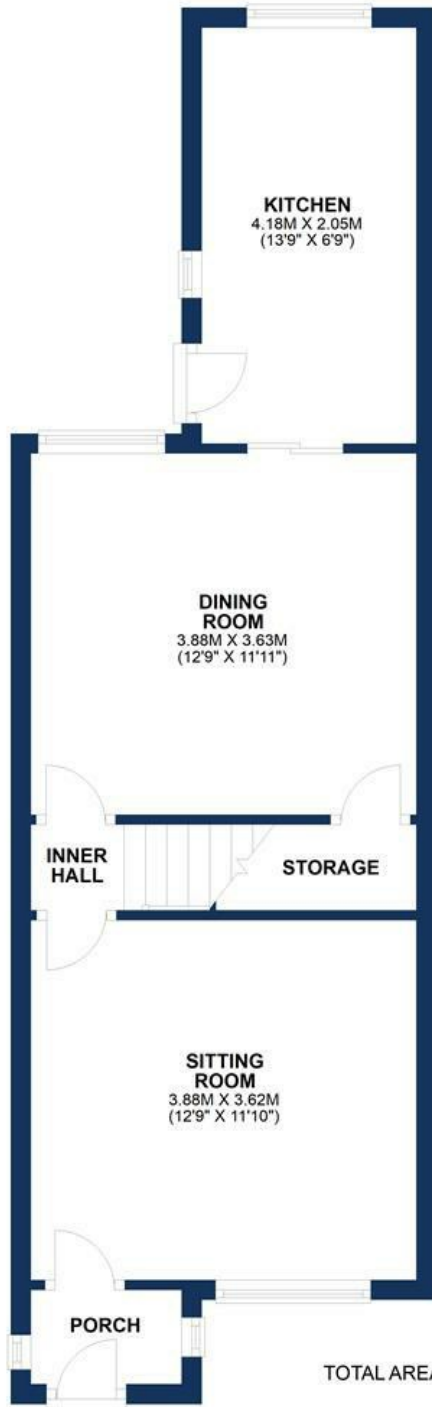
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.1 SQ. METRES (464.0 SQ. FEET)



FIRST FLOOR

APPROX. 37.8 SQ. METRES (406.4 SQ. FEET)



TOTAL AREA: APPROX. 80.9 SQ. METRES (870.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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