



72 CROFTON AVENUE | TIMPERLEY

£450,000

\*\*\*NO ONWARD CHAIN\*\*\* An extended and generously proportioned semi detached family home in a sought after location. The accommodation briefly comprises entrance hall, sitting/dining room and extended living room, fitted kitchen, downstairs cloakroom/WC, four bedrooms and family bathroom/WC. Off road parking to the front of the property. To the rear there is a paved patio seating area with superb lawned gardens beyond all benefitting from a Southerly aspect to enjoy the sun all day. Viewing is highly recommended.



**POSTCODE: WA15 6DA**

## DESCRIPTION

An attractive bay fronted semi detached family home which has been extended and re-planned to create superb living accommodation throughout.

The location contains a variety of semi detached and detached houses within mature surrounds well placed for local shops, the village centre and within the catchment area of highly regarded Primary and Secondary schools and with Timperley Metrolink station a short distance away.

The accommodation is well proportioned throughout and features a superb open plan sitting/dining room with sliding doors to the rear gardens. An extension has created a further rear living room with double glazed doors providing access onto the rear gardens. There is a natural wood fitted kitchen and the ground floor accommodation is completed by the cloakroom/WC. To the first floor the master bedroom has the added benefit of a tiled shower enclosure and there are three further bedrooms and family bathroom/WC.

The driveway to the front provides off road parking whilst to the rear there is a paved patio seating area accessed via the living room which leads onto delightful lawned gardens all benefitting from a Southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door with matching opaque side screen. Stairs to first floor.

#### SITTING/DINING ROOM

**23'3" x 12'4" (7.09m x 3.76m)**

A superb reception room with ample space for living and dining suites. PVCu double glazed bay window to the front and slliding doors to the rear gardens. Two radiators.

#### LIVING ROOM

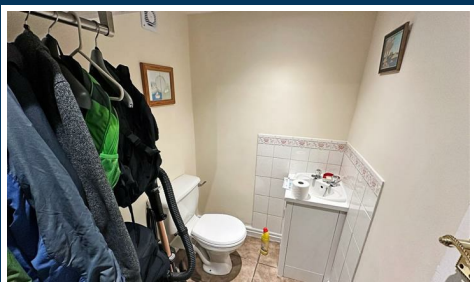
**13'4" x 10'11" (4.06m x 3.33m)**

With PVCu double glazed double doors to the rear gardens. PVCu double glazed window to the rear. TV aerial point. Radiator.

#### KITCHEN

**21'3" x 7'6" (6.48m x 2.29m)**

Fitted with a comprehensive range of natural wood fronted wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for range oven, fridge/freezer, dishwasher, washing machine and dryer. Tiled splashback. Tiled floor. Recessed low voltage lighting. PVCu double glazed window to the front. PVCu double glazed door to the side.





## CLOAKROOM

6'7" x 4'8" (2.01m x 1.42m)

With WC and wash basin. Cloaks area. Recessed low voltage lighting. Tiled floor and splashback. Extractor fan.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM ONE

14'11" x 12'6" (4.55m x 3.81m)

PVCu double glazed bay window and additional window to the front. Corner tiled shower cubicle and wash basin. Radiator. Loft access hatch.

### BEDROOM TWO

10'10" x 8'11" (3.30m x 2.72m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

10'0" x 7'5" (3.05m x 2.26m)

PVCu double glazed window to the front. Radiator.

### BEDROOM FOUR

8'3" x 7'6" (2.51m x 2.29m)

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

## BATHROOM

8'0" x 5'5" (2.44m x 1.65m)

With a white suite with chrome fittings comprising bath with shower over, wash basin and WC. Tiled walls and floor. Opaque double glazed window to the rear.

## OUTSIDE

The driveway to the front provides off road parking whilst to the rear there is a paved patio seating area accessed via the living room which leads onto delightful lawned gardens all benefitting from a Southerly aspect to enjoy the sun all day.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

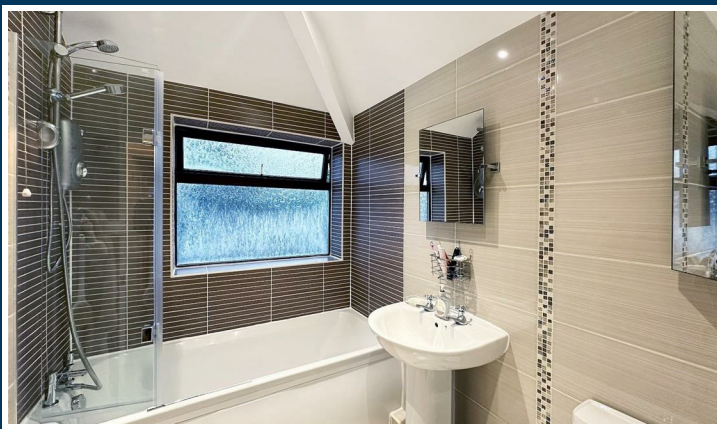
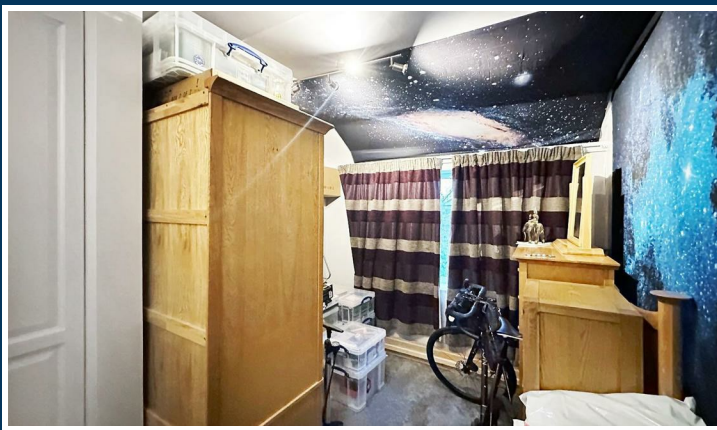
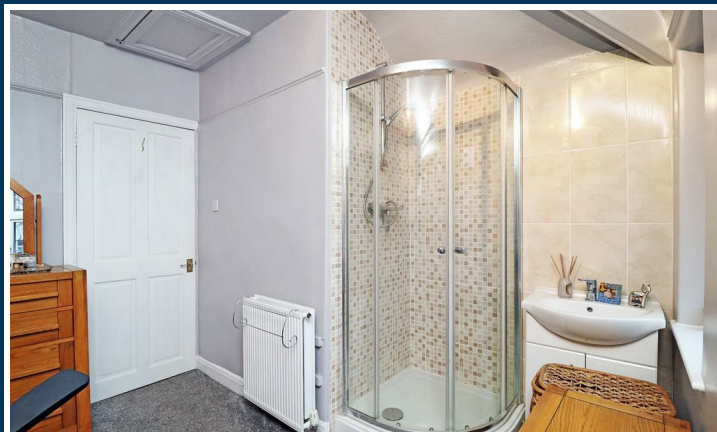
Trafford Borough Council Band 'D'

## TENURE

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

## NOTE

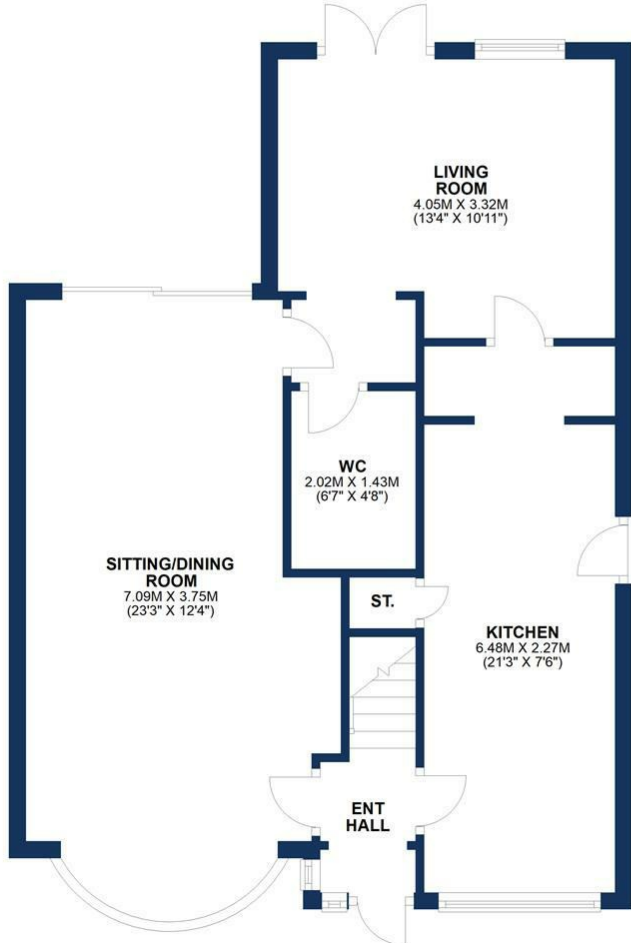
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 58.9 SQ. METRES (634.3 SQ. FEET)

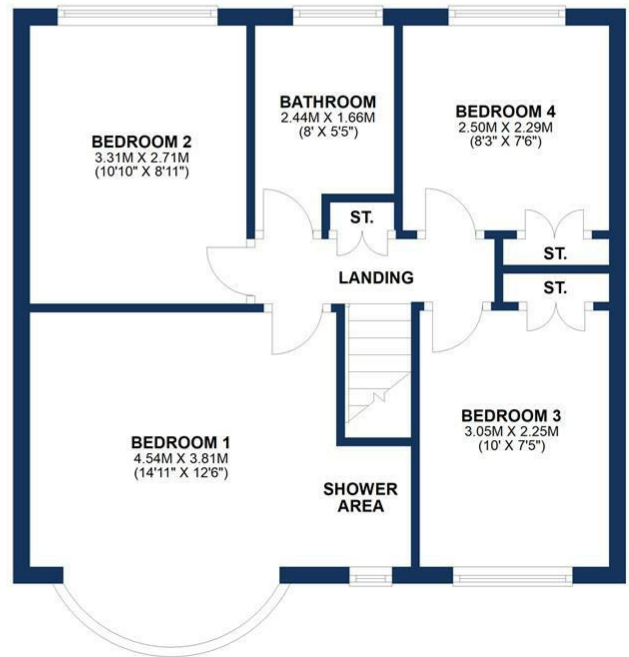


TOTAL AREA: APPROX. 103.9 SQ. METRES (1118.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

## FIRST FLOOR

APPROX. 44.9 SQ. METRES (483.8 SQ. FEET)



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