

## 7 GARNER AVENUE | TIMPERLEY

OFFERS OVER £425,000

A traditional semi detached family home which has been modernised in recent years to create a superbly presented family home in an ideal cul de sac location and with further potential to extend to the side and rear subject to the relevant permissions being granted. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room plus sitting room to the rear and adjacent, recently installed, modern kitchen with bi folding doors to the rear garden and a full range of integrated appliances, three bedrooms and contemporary bathroom/WC to the first floor. Off road parking to the front whilst to the rear is a large patio seating area with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 6AG**

## DESCRIPTION

This traditional semi detached family home has been modernised throughout to create beautifully presented accommodation that needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the entrance hall with understairs storage cupboard and providing access to all rooms. To the front of the property is a bay fronted sitting room whilst to the rear is a separate dining room overlooking the rear garden. The kitchen has been re-fitted with an attractive range of blue wall and base units with contrasting gold style fittings and with a full range of integrated appliances and bi folding doors leading onto the garden. To the first floor there are three bedrooms and the bathroom has been re-fitted with a contemporary white suite with chrome fittings.

Externally there is off road parking within the driveway and there is gated access towards the rear. To the rear the gardens incorporate a large patio seating area with extensive gardens beyond laid mainly to lawn and with fence borders. There is also an external water feed.

Additionally, there is further potential to extend to the side and rear subject to the relevant permissions being granted.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley Metrolink station.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors.

#### ENTRANCE HALL

Glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard housing the Worcester combination gas central heating boiler. PVCu double glazed window to the side. Picture rail. Telephone point.

#### SITTING ROOM

**13'2" x 10'9" (4.01 x 3.28)**

PVCu double glazed bay window to the front. Electric fireplace. Radiator. Picture rail.

#### DINING ROOM

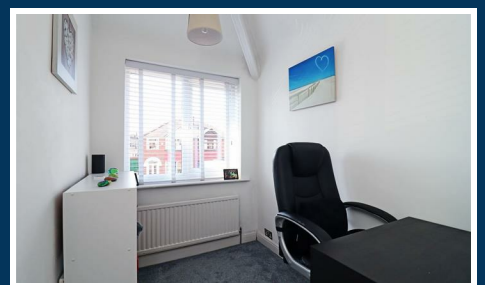
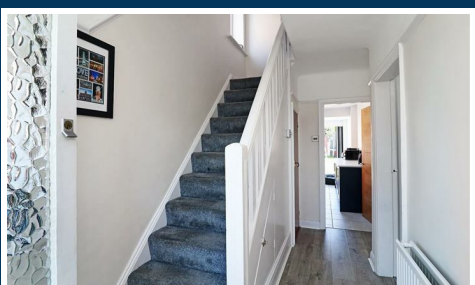
**14'1" x 9'9" (4.29 x 2.97)**

PVCu double glazed bay window to the rear. Fireplace. Radiator. Ceiling cornice.

#### KITCHEN

**16'0" x 6'5" (4.88 x 1.96)**

Renovated 6 months ago and fitted with a comprehensive range of modern blue wall and base units with contrasting gold fittings and work surface incorporating a sink unit with drainer. Integrated oven/grill plus four ring induction hob with extractor hood over. Integrated fridge freezer and washing machine. The integrated appliances have 2.5 years warranty remaining. PVCu double glazed window to the side. Recessed low voltage lighting. Tiled floor. Bi folding doors provide access to the attractive rear garden.



## FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Picture rail. Loft access hatch with pull down ladder to boarded loft space with light.

## BEDROOM 1

13'7" x 10'9" (4.14 x 3.28)

PVCu double glazed bay window to the front. Radiator. Picture rail. Television aerial point.

## BEDROOM 2

11'5" x 9'9" (3.48 x 2.97)

PVCu double glazed window to the rear. Fitted wardrobe. Radiator. Television aerial point. Picture rail.

## BEDROOM 3

7'02" x 5'5" (2.18 x 1.65)

PVCu double glazed window to the front. Radiator.

## BATHROOM

6'5" x 5'8" (1.96 x 1.73)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Radiator. Half tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the drive provides off road parking and there is gated access to the rear.

To the rear and accessed via the kitchen is a large patio seating area with gardens beyond laid mainly to lawn with fence borders and external water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "C"

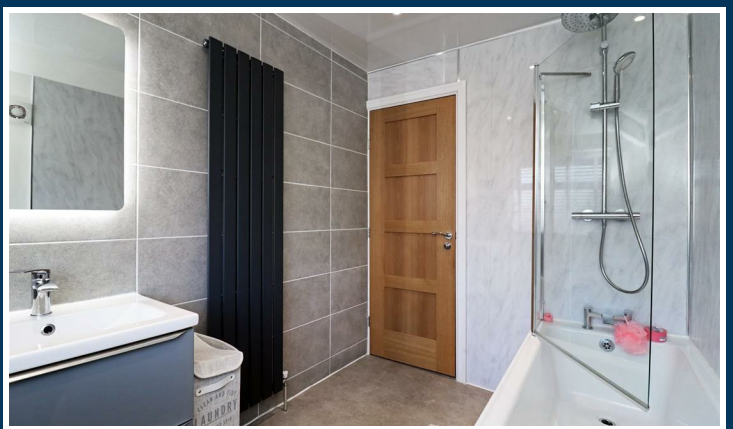
## TENURE

We have been informed the property is held on a Freehold basis. 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.

EPC available upon request.



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## GROUND FLOOR

APPROX. 42.9 SQ. METRES (461.5 SQ. FEET)



TOTAL AREA: APPROX. 79.3 SQ. METRES (854.0 SQ. FEET)

Floorplan for illustrative purposes only

## FIRST FLOOR

APPROX. 36.5 SQ. METRES (392.5 SQ. FEET)



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