



83 CROFTON AVENUE | TIMPERLEY

OFFERS OVER £350,000

A traditional bay fronted semi detached family house positioned in a popular residential location with rear gardens extending to approximately 90' in length. An opportunity to remodel to individual taste and with much further potential subject to approval. The well proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining kitchen, two double bedrooms, single bedroom and bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking.

POSTCODE: WA15 6BZ

DESCRIPTION

This traditional bay fronted semi detached family house is positioned in a sought after residential location and is well placed for Timperley Metrolink station, within the catchment area of highly regarded schools and approximately one mile from the village centre with its range of individual shops, convenience stores and restaurants.

Although ready for immediate occupation there is an opportunity to remodel to individual taste and also much further potential, subject to obtaining the relevant approval. Importantly the rear gardens are approximately 90 feet in length and incorporate a vast expanse of lawn surrounded by mature borders.

The accommodation is approached beyond an attractive enclosed porch which leads onto a wide entrance hall with provision for storage. There is a naturally light full depth sitting room with the focal point of a stone effect fireplace and living flame gas fire and the adjacent kitchen is fitted with matching units complemented by integrated appliances alongside ample space for a dining suite.

At first floor level there are two excellent double bedrooms, a single bedroom and tiled bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally the driveway provides parking for several cars..

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

PVCu double glazed door set within a matching arch surround.

ENTRANCE HALL

Opaque PVCu double glazed/panelled front door. Panelled staircase to the first floor. Two storage cupboards. Under-stair storage cupboard. PVCu double glazed window to the side. Radiator.

SITTING ROOM

17'4" x 10'11" (5.28m x 3.33m)

Stone effect fireplace surround and coal effect living flame gas fire set upon a marble conglomerate hearth. PVCu double glazed bay window to the front. PVCu double glazed window to the rear. Picture rail. Radiator.

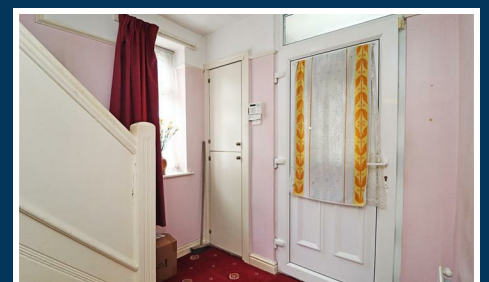
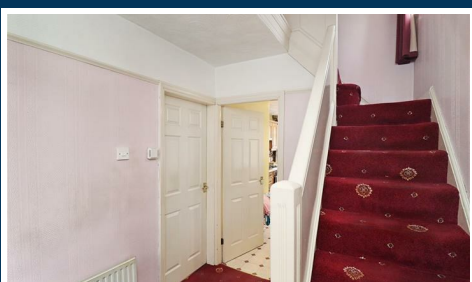
DINING KITCHEN

16'4" x 9'5" (4.98m x 2.87m)

Fitted with light wood wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with extractor/light above and washer/dryer. Space for a fridge/freezer. Wall mounted gas central heating boiler. Ample space for a dining suite. PVCu double glazed/panelled door to the side. PVCu double glazed windows to the side and rear. Radiator.

FIRST FLOOR: LANDING

PVCu double glazed window at half landing level. Loft access hatch.



BEDROOM ONE

11'7" x 10'10" (3.53m x 3.30m)

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

BEDROOM TWO

11'9" x 10' (3.58m x 3.05m)

PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM THREE

9'2" x 6'7" (2.79m x 2.01m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

7'11" x 5'5" (2.41m x 1.65m)

Fitted with a white/chrome suite comprising panelled bath with electric shower and screen above, semi recessed vanity wash basin and WC with concealed cistern. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

OUTSIDE

Driveway providing off road parking and rear gardens extending to approximately 90' in length.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

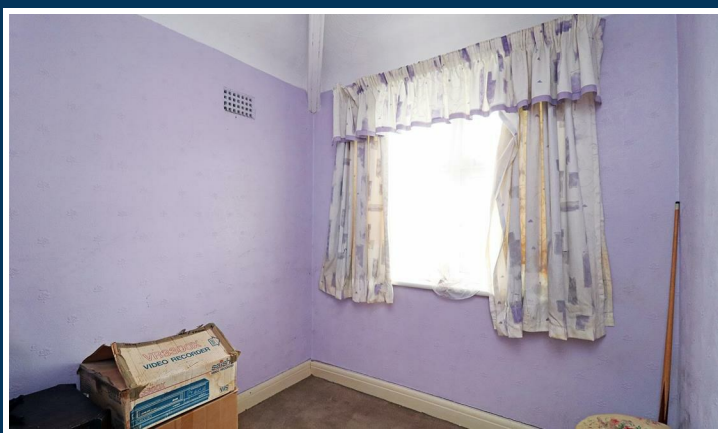
We are informed the property is Freehold and subject to a Rent Charge of £4.50 per annum. This should be verified by your Solicitor.

COUNCIL TAX

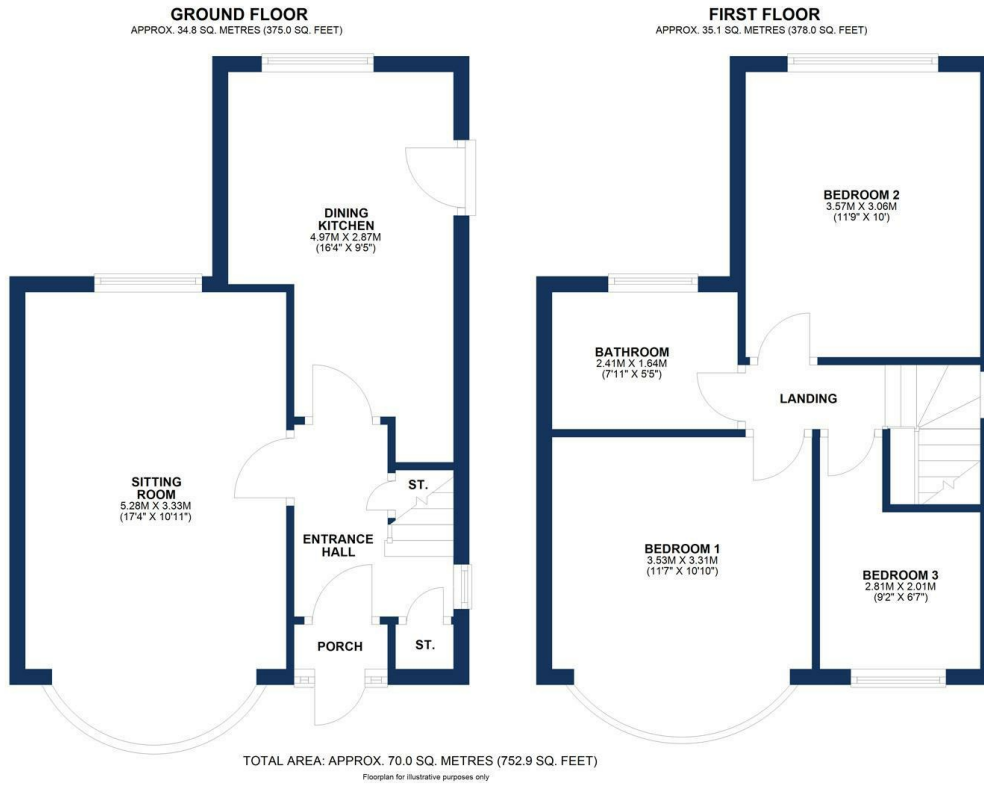
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NOTE

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



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