



## 85 REDBROOK ROAD | TIMPERLEY

£299,950

A superbly proportioned mid terraced family home in a sought after residential location. The accommodation briefly comprises entrance hallway, front sitting room with double doors leading onto the dining room which in turn provides access onto the rear gardens and also the adjacent fitted kitchen. The kitchen is also accessible via the entrance hall and has a door to the rear garden. From the entrance hall there is also access to the integral garage and the cloakroom/WC. To the first floor there are three well proportioned bedrooms and bathroom/WC. To the front of the property the drive provides off road parking and access to the garage whilst to the rear the gardens are paved for easy maintenance and with an open aspect. Viewing is highly recommended.



**POSTCODE: WA15 7EN**

## DESCRIPTION

A well proportioned mid terraced family home within an attractive open aspect to the rear.

The accommodation is approached via the welcoming entrance hall which provides access onto the integral garage at the front and also the cloakroom/WC. Towards the front of the property is a spacious sitting room with double doors leading onto the separate dining room. The dining room provides access onto the rear gardens and also the adjacent kitchen fitted with a comprehensive range of white units and with space for all appliances.

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

To the front of the property the driveway provides off road parking and access to the integral garage. To the rear the gardens are paved for easy maintenance and with views towards open fields.

PVCu double glazed and gas central heating is installed throughout.

A superb family home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Under stairs storage area.

#### CLOAKROOM

With WC and wash hand basin. Tiled splashback. Skylight.

#### SITTING ROOM

**13'5" x 11'11" (4.09m x 3.63m)**

With PVCu double glazed window to the front. Natural wood flooring. Radiator. Electric fireplace. Television aerial point. Telephone point. Double glass panelled doors to:

#### DINING ROOM

**12'1" x 10'2" (3.68m x 3.10m)**

With PVCu double glazed doors providing access to the rear gardens. Natural wood flooring. Radiator.

#### KITCHEN

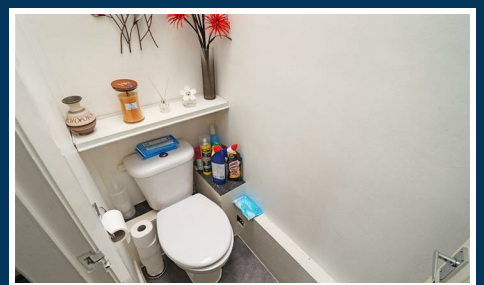
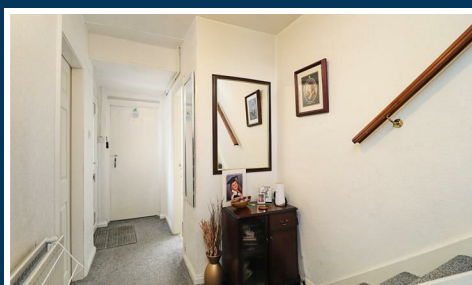
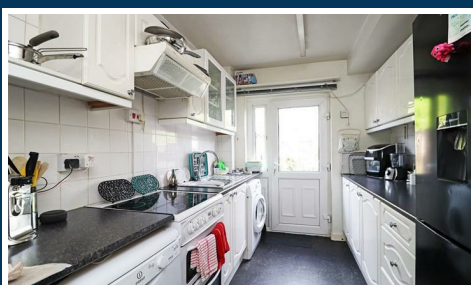
**12'1" x 7'4" (3.68m x 2.24m)**

Fitted with a range of white wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer, washing machine and dishwasher. PVCu double glazed door and window to the rear. Tiled splashback.

### FIRST FLOOR

#### LANDING

With storage cupboard.



## BEDROOM 1

13'5" x 11'7" (4.09m x 3.53m)

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

## BEDROOM 2

12'1" x 11'9" (3.68m x 3.58m)

PVCu double glazed window to the rear. Radiator. Wall mounted combination gas central heating boiler.

## BEDROOM 3

8'5" x 7'10" (2.57m x 2.39m)

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

## BATHROOM

7'7" x 5'11" (2.31m x 1.80m)

With a white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Radiator.

## OUTSIDE

## INTEGRAL GARAGE

16'0" x 9'7" (4.88m x 2.92m)

With up and over door to the front. Light and power. Door to the entrance hall.

To the front of the property the driveway provides off road parking and access to the garage and there is gated access to the courtyard garden. To the rear the gardens are paved for easy maintenance and with views towards open green space.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

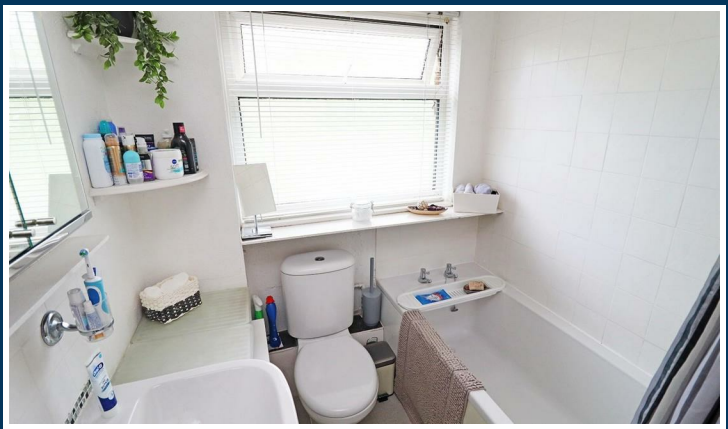
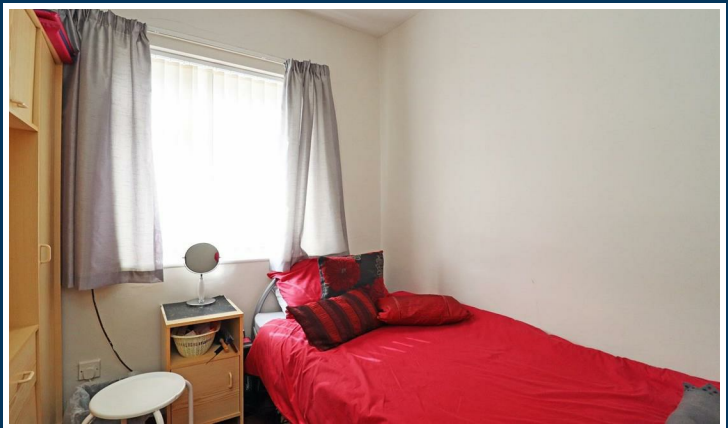
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## TENURE

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.

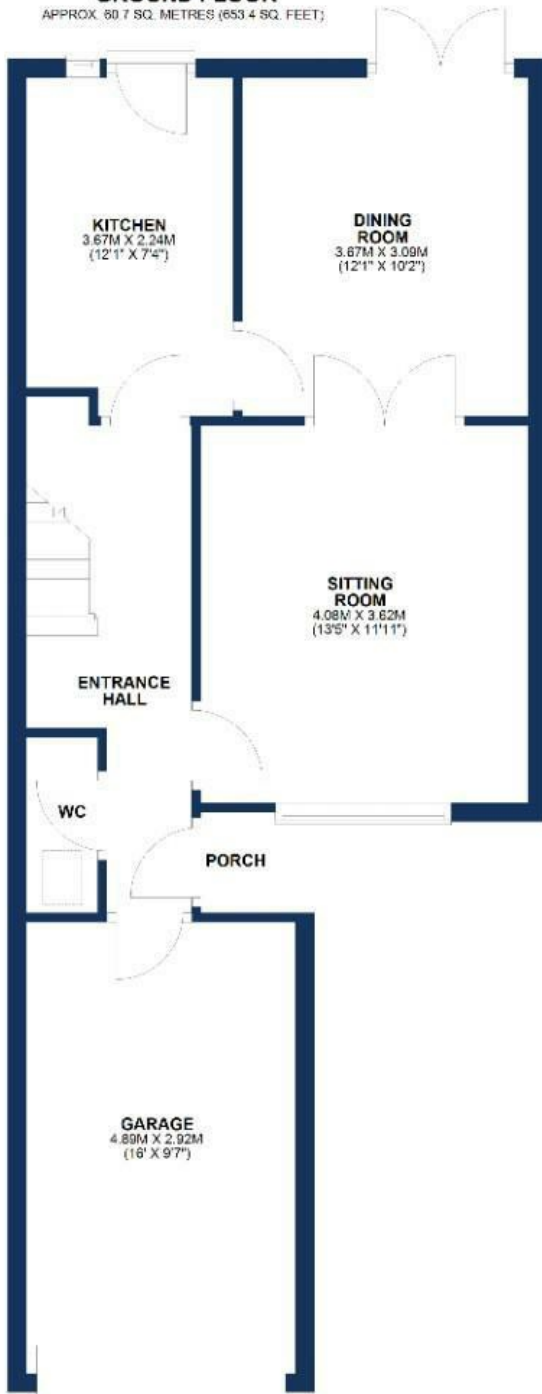


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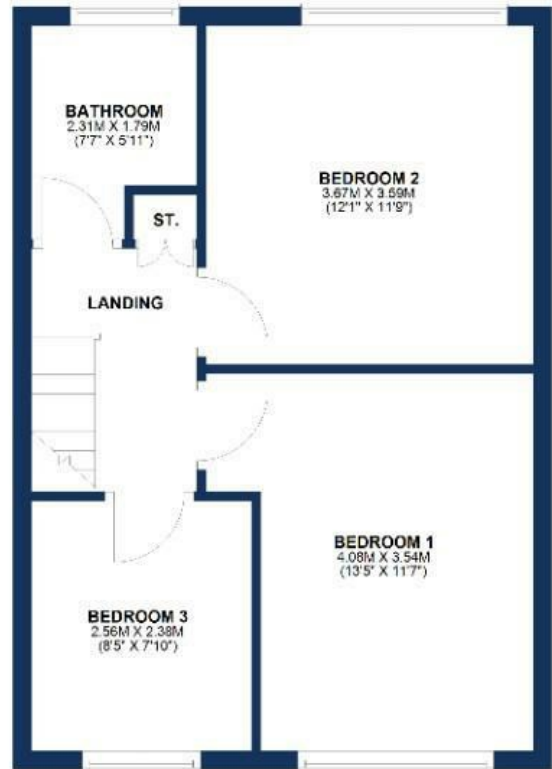
## GROUND FLOOR

APPROX. 60.7 SQ. METRES (653.4 SQ. FEET)



## FIRST FLOOR

APPROX. 42.7 SQ. METRES (459.4 SQ. FEET)



TOTAL AREA: APPROX. 103.4 SQ. METRES (1112.8 SQ. FEET)

Shown for illustration purposes only



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