



## 107 BROOK LANE | TIMPERLEY

OFFERS OVER £475,000

A beautifully presented traditional semi detached family home with further potential to extend, subject to the relevant permissions being obtained. Superb gardens and ideally located in a sought after residential location. The accommodation briefly comprises recessed porch, full depth open plan living dining kitchen with bi folding doors onto the rear gardens, separate utility/cloakroom with door to the side, three bedrooms and modern bathroom/WC. Off road parking within the driveway and gated access to the rear leading to the large detached garage. The rear gardens incorporate a patio seating area with delightful lawns beyond. Local shops are within walking distance as is the Metrolink and Wellington School. Viewing is highly recommended to appreciate the standard of accommodation on offer.



**POSTCODE: WA15 6RT**

## DESCRIPTION

This traditional bay fronted semi detached family home is superbly presented throughout and needs to be seen to be appreciated.

The well proportioned accommodation is approached beyond a recessed porch and the entrance hall provides access onto the impressive full depth open plan living dining kitchen with bi folding doors leading onto the rear garden. The kitchen is fitted with a comprehensive range of white unit and with quality integrated appliances. The ground floor accommodation is complete by a large utility/cloakroom and WC which also provides access onto the side driveway. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

The driveway to the front provides ample off road parking and leads to a detached brick built garage beyond. The rear gardens incorporate a paved seating area with delightful lawns beyond with fence borders and well stocked flower beds.

The location is ideal being within the catchment area of highly regarded primary and secondary schools with Wellington School on the doorstep and also within easy reach of Navigation Road Metrolink station and Altrincham town centre a little further distant.

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

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Composite front door. Ceiling cornice. Understairs storage cupboard. Radiator. Stairs to first floor.

#### FULL DEPTH OPEN PLAN LIVING DINING KITCHEN

#### LIVING AREA

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

PVCu double glazed bay window to the front with plantation shutters. Focal point of a gas fired stove with timber mantle. Laminate wood flooring. Television aerial point. Ceiling cornice. Radiator.

#### DINING KITCHEN

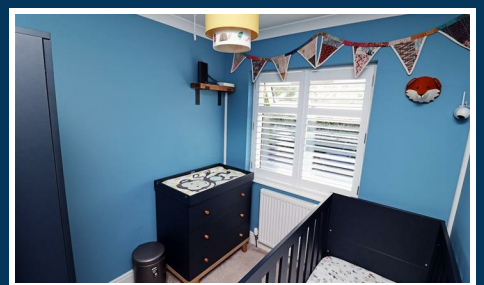
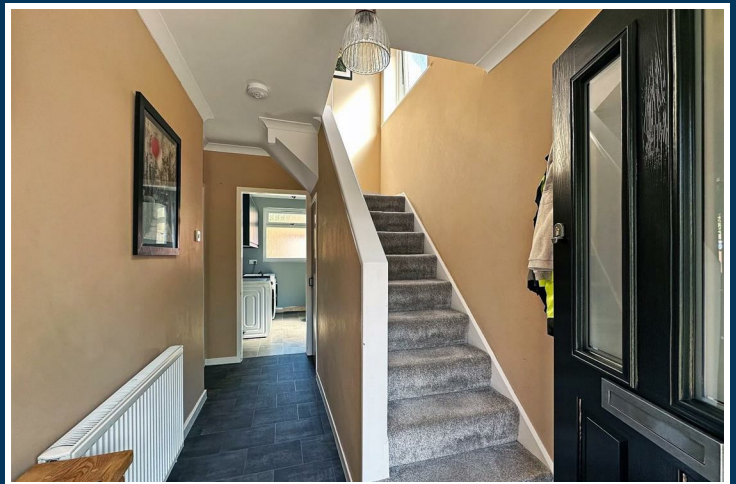
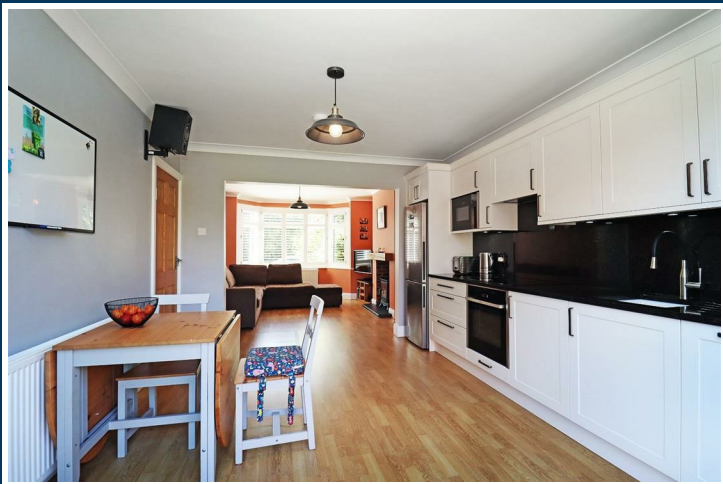
**12'3 x 11'3 (3.73m x 3.43m)**

With a comprehensive range of white wall and base units with contrasting black granite work surfaces over incorporating a sink unit with hose tap. Integrated Neff appliances include an oven/grill plus four ring induction hob and microwave. Extractor hood. Space for fridge freezer. Siemens dishwasher. Laminate wood flooring. Radiator. Bi folding doors provide access to the rear garden. Ceiling cornice.

#### UTILITY/CLOAKROOM

**9'2 x 6'10 (2.79m x 2.08m)**

With plumbing for washing machine and space for dryer. WC. Wall mounted cupboard. Belfast style sink unit. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side. Radiator. Wall mounted combination gas central heating boiler.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Ceiling cornice.

### BEDROOM 1

13'5 x 11'4 (4.09m x 3.45m)

PVCu double glazed window to the front with plantation shutters. Ceiling cornice. Radiator. Television aerial point. Loft access hatch with pull down ladder to boarded loft space with light and power.

### BEDROOM 2

12'3 x 11'3 (3.73m x 3.43m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

8'3 x 6'11 (2.51m x 2.11m)

PVCu double glazed window to the front with plantation shutters. Radiator.

### BATHROOM

8'11 x 6'11 (2.72m x 2.11m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, separate corner tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Period style radiator with heated towel rail. Half tiled walls. Extractor fan.

## OUTSIDE

### DETACHED GARAGE

23'0" x 12'4" (7.01m x 3.76m)

Up and over door to the front. Two PVCu double glazed windows to the side. Light and power. Car inspection pit.

To the front of the property the flagged drive provides off road parking and has adjacent lawned garden with well stocked flowerbeds and with gated access to the rear. To the rear is a paved seating area with delightful lawned gardens beyond with fence borders and well stocked flowerbeds. There are external power and water feeds.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX:

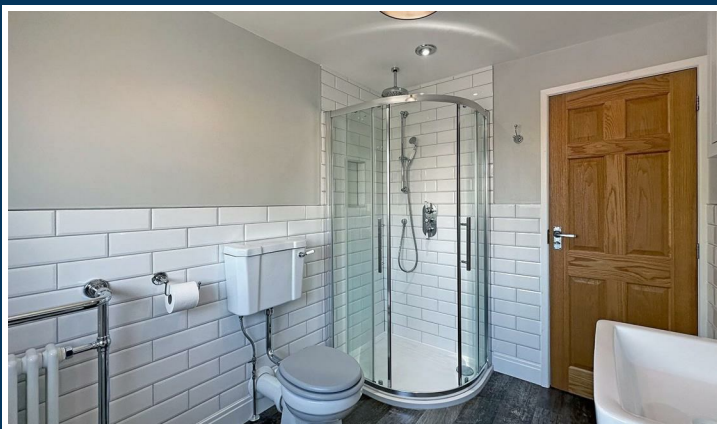
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### TENURE:

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

### NOTE

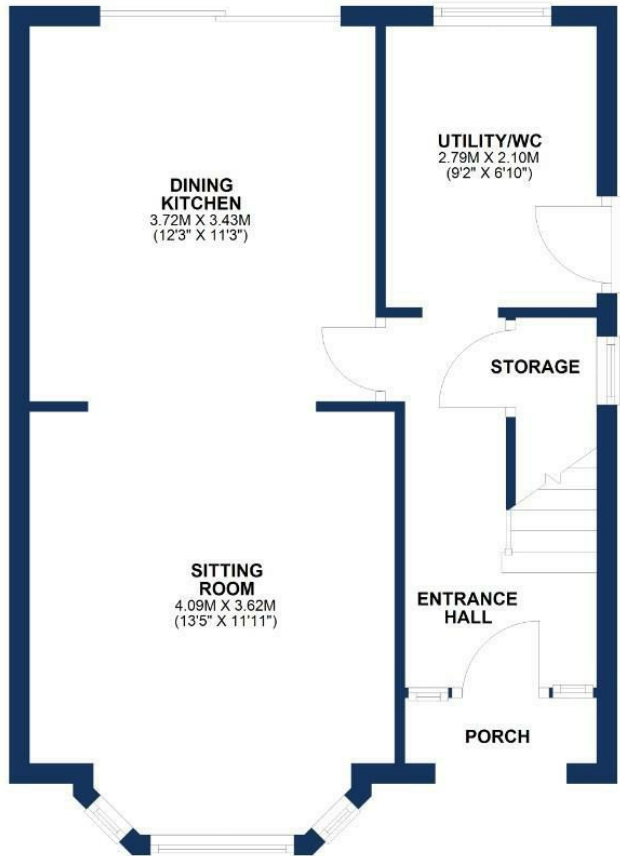
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 42.8 SQ. METRES (460.3 SQ. FEET)



### FIRST FLOOR

APPROX. 42.8 SQ. METRES (460.3 SQ. FEET)



TOTAL AREA: APPROX. 85.5 SQ. METRES (920.6 SQ. FEET)

Floorplan for illustrative purposes only



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