



11 LONGFIELD AVENUE | TIMPERLEY

OFFERS OVER £325,000

NO CHAIN A superbly appointed and presented family home in an enviable location. The accommodation briefly comprises entrance hall, open plan sitting and dining room, separate morning room, fitted kitchen, three excellent bedrooms and modern bathroom/WC. Off road parking to the front whilst to the rear the gardens are laid mainly to lawn. An appointment to view is highly recommended.

POSTCODE: WA15 7BZ

DESCRIPTION

Set within a superb plot with driveway providing off road parking to the front whilst to the rear there is a paved patio seating area with lawned gardens beyond with well stocked flowerbeds and the rear gardens benefit from a high degree of privacy. The location is ideal looking out over an open green and with Timperley village centre and Altrincham town centre within easy reach.

The accommodation is superbly presented throughout and features a full depth sitting room with a separate dining room leading onto the fitted kitchen with access to the rear garden.

To the first floor there are three excellent bedrooms and a modern bathroom/WC.

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

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate wood flooring. Radiator. Telephone point. Glass panelled door to;

SITTING ROOM

18'8" x 12'9" (5.69m x 3.89m)

A superb full depth room with PVCu double glazed window to the front and PVCu double glazed double doors to the south easterly facing rear gardens. Laminate flooring. Two radiators. Television aerial point.

DINING ROOM

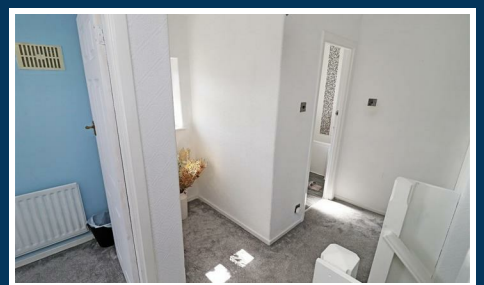
10'8" x 9'0" (3.25m x 2.74m)

PVCu double glazed window overlooking the rear gardens. Laminate flooring. Radiator. Understairs storage cupboard. Glass panelled door to;

KITCHEN

17'4" x 8'9" (5.28m x 2.67m)

With a comprehensive range of grey fitted wall and base units with heat resistant work surfaces above incorporating a 1 ½ stainless steel sink unit with drainer. Integrated Neff double oven/grill. Five ring Bosch gas hob over with extractor fan above. Plumbing for washing machine. Space for dryer and fridge freezer. Radiator. Tiled splashback. Door to rear garden and PVCu double glazed door to the front. Cupboard housing Baxi combination gas central heating boiler.



FIRST FLOOR

LANDING

PVCu double glazed window to the rear plus study/storage area.

BEDROOM 1

12'102" x 10'8" (3.66m x 3.25m)

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

BEDROOM 2

10'7" x 9'1" (3.23m x 2.77m)

With PVCu double glazed window to the front. Two storage cupboards. Radiator.

BEDROOM 3

12'9" x 8'2" (3.89m x 2.49m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

8'9" x 5'8" (2.67m x 1.73m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, low level WC and wash hand basin. Tiled walls. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Opaque PVCu double glazed window to the rear.

OUTSIDE

To the front of the property there is parking for several cars. To the rear the gardens incorporate a patio seating area with lawned gardens beyond with well stocked flowerbeds all enjoying a high degree of privacy plus a south easterly aspect.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

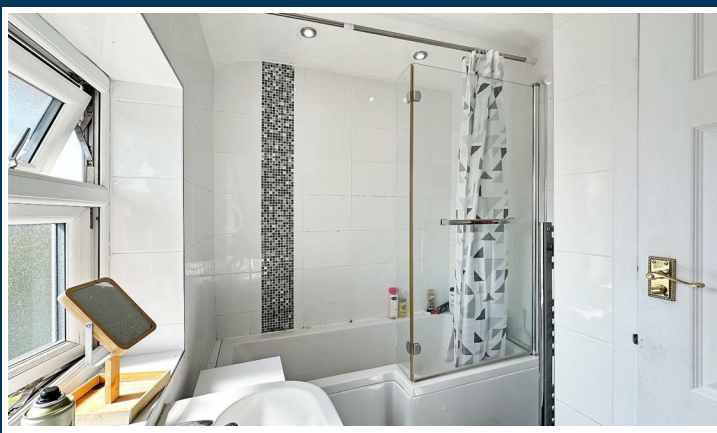
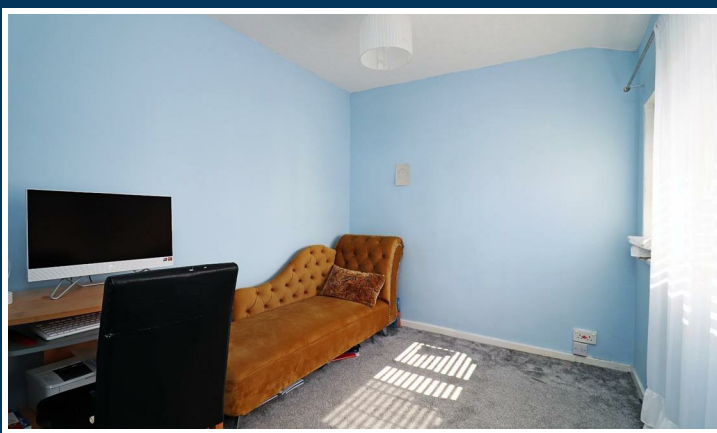
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band "B"

NOTE

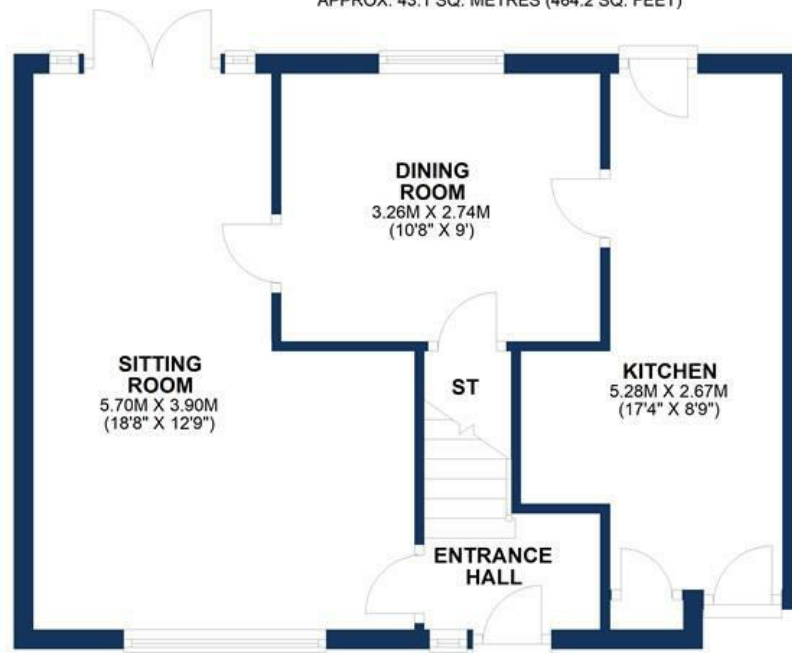
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.1 SQ. METRES (464.2 SQ. FEET)



FIRST FLOOR

APPROX. 43.5 SQ. METRES (468.6 SQ. FEET)



TOTAL AREA: APPROX. 86.7 SQ. METRES (932.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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