



## 5 BRAYSTONES CLOSE | TIMPERLEY

£250,000

A deceptively spacious mid terraced property forming part of this ever popular residential location. The accommodation briefly comprises entrance hall, cloakroom/WC, front sitting room, full width dining kitchen with doors onto the rear garden, two bedrooms and bathroom/WC. Externally there is off road parking to the front of the property whilst to the rear the gardens incorporate patio and gravelled seating areas with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended to appreciate the accommodation on offer.

**POSTCODE: WA15 7RB**

## DESCRIPTION

Occupying a convenient position within this quiet cul de sac close to Timperley village centre is this deceptively spacious mid terraced property which offers superbly proportioned and well presented accommodation that needs to be seen to be appreciated.

The accommodation is arranged over two floor and the ground floor offers an entrance hall providing access to the cloakroom/WC and also the front sitting room. To the rear the property has a full width dining kitchen with a comprehensive range of light wood units and with door providing access to the westerly facing rear garden. To the first floor there are two bedrooms, the master benefitting from fitted wardrobes and both serviced by the family bathroom/WC.

Externally to the front of the property is a tarmac driveway. To the rear and accessed via the dining kitchen the gardens incorporate gravelled and paved seating areas with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Leaded and stained effect glass panelled double glazed front door. Radiator. Laminate flooring.

#### CLOAKROOM

With WC and wash hand basin. Radiator. Tiled splashback. Extractor fan. Tiled floor.

#### SITTING ROOM

**14'9" x 12'11" (4.50m x 3.94m)**

PVCu double glazed window to the front. Laminate flooring. Radiator. Television aerial point. Telephone point. Spindle balustrade staircase to first floor.

#### FULL WIDTH DINING KITCHEN

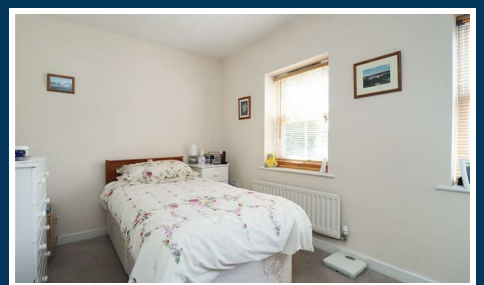
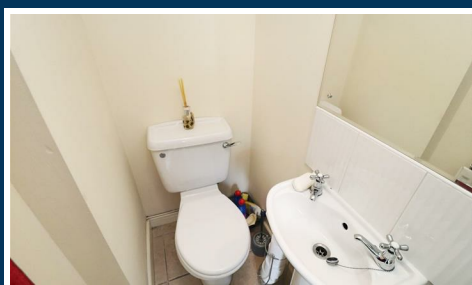
**12'11" x 7'8" (3.94m x 2.34m)**

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Radiator. Fitted breakfast bar. PVCu double glazed door and window to the rear. Tiled floor. Tiled splashback. Cupboard housing gas central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch with pull down ladder to loft space. Radiator. Airing cupboard housing hot water cylinder.



## BEDROOM 1

12'11" x 8'4" (3.94m x 2.54m)

Two PVCu double glazed windows to the rear overlooking the garden. Fitted wardrobes. Radiator. Telephone point.

## BEDROOM 2

12'11" x 7'7" (3.94m x 2.31m)

Two PVCu double glazed windows to the front. Radiator.

## BATHROOM

6'2" x 6'2" (1.88m x 1.88m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, pedestal wash hand basin and WC. Chrome heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the tarmac driveway provides off road parking and has adjacent lawned garden. To the rear and accessed via the dining kitchen there are flagged and gravelled seating areas with inset well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun. External water feed. Gated access leads to a rear passageway for the bins.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

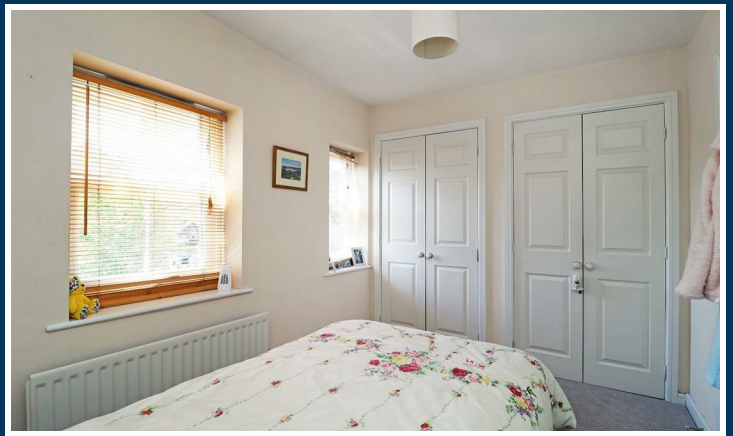
Band "C"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 99 year term commencing 31/01/2004 and subject to a combined ground rent and rent charge of approximately £160.00 per calendar month. This should be verified by your Solicitor.

## NOTE

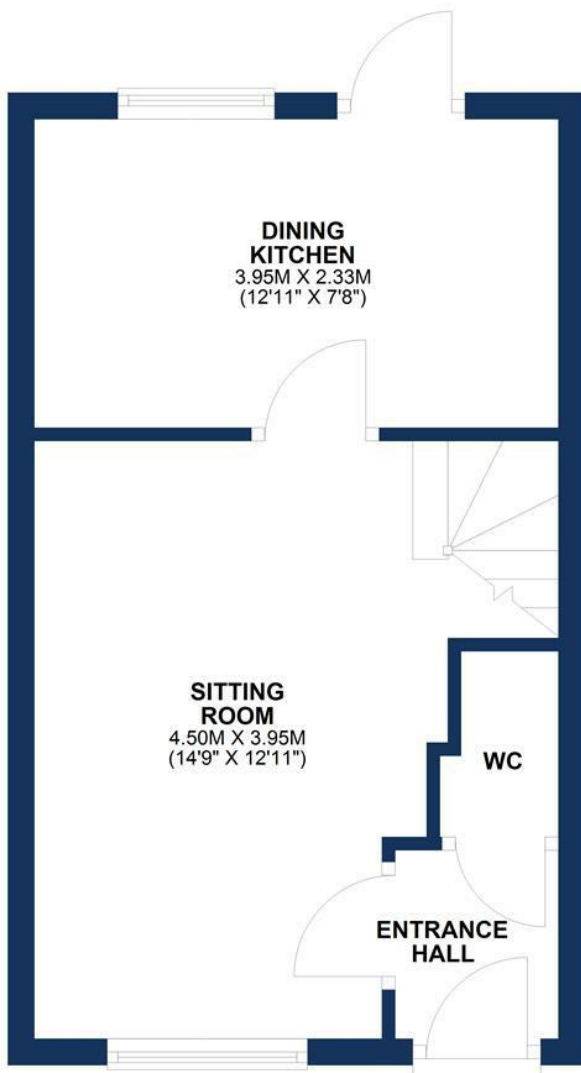
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

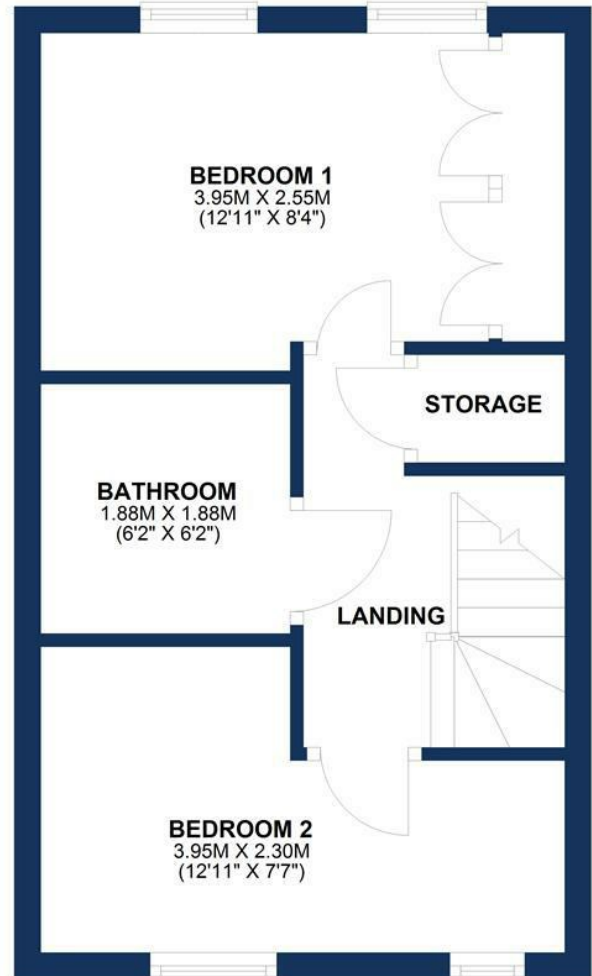
## GROUND FLOOR

APPROX. 27.3 SQ. METRES (294.4 SQ. FEET)



## FIRST FLOOR

APPROX. 27.3 SQ. METRES (294.4 SQ. FEET)



TOTAL AREA: APPROX. 54.7 SQ. METRES (588.8 SQ. FEET)

Floorplan for illustrative purposes only



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