



## 31 BROOKFIELD AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £500,000

A charming traditional semi detached family home within a sought after cul de sac location in a convenient position close to local shops and Timperley Metrolink station. The accommodation briefly comprises enclosed porch, welcoming entrance hall, living room, sitting/dining room with double doors onto the rear gardens, kitchen with access to the integral garage, useful study, three well proportioned bedrooms and bathroom with separate WC to the first floor. Ample off road parking within the driveway and access to the garage plus large lawned gardens to the front whilst to the rear is a patio seating area with delightful lawns beyond overlooking school playing fields. Viewing is highly recommended.



**POSTCODE: WA15 6TH**

## DESCRIPTION

This traditional semi detached family home is ideally positioned in a sought after location.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall. Towards the front of the property is a well proportioned living room plus an adjacent separate study. Towards the rear of the property the open plan sitting /dining room has double doors leading onto the attractive rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units and with door providing access to the integral garage.

To the first floor there are three excellent bedrooms serviced by the bathroom with separate WC.

Externally the gardens are a particular feature with a long driveway to the front providing ample off road parking and access to the integral garage and flanked by superb lawned gardens. Immediately to the rear is a patio seating area with delightful lawns beyond enjoying a high degree of privacy and views towards school playing fields.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with St Hugh's school on the doorstep. Also within close proximity is Timperley Metrolink station and local shops on Park Road.

Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Laminate flooring. Radiator. Stairs to first floor. Telephone point.

#### LIVING ROOM

**16'4" x 11'0" (4.98m x 3.35m)**

PVCu double glazed bay window to the front. Two radiators. Television aerial point. Ceiling cornice.

#### SITTING/DINING ROOM

**16'6" x 11'11" (5.03m x 3.63m)**

With PVCu double glazed double doors providing access to the attractive rear garden. Radiator. Laminate flooring. Ceiling cornice. Access to under stairs storage cupboard. Ample space for living and dining suites.

#### KITCHEN

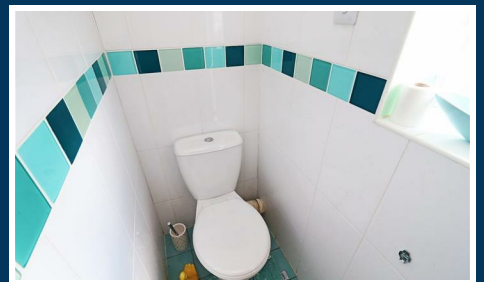
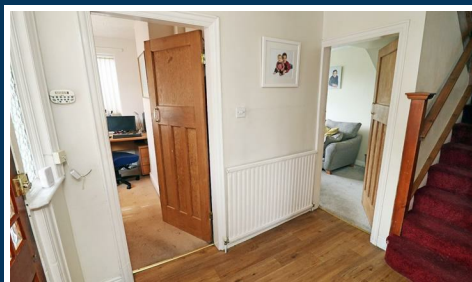
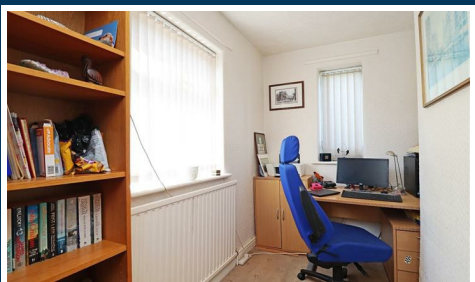
**16'3" x 5'8" (4.95m x 1.73m)**

Fitted with a range of wall and base units with natural wood work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood over. Integrated fridge. Tiled splashback. PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting. Radiator. Glass panelled door to garage.

#### STUDY

**10'4" x 6'2" (3.15m x 1.88m)**

PVCu double glazed windows to the front and side. Radiator.





## FIRST FLOOR

### LANDING

PVCu double glazed window to the side. Radiator. Loft access hatch with pull down ladder to loft space with Velux window to the side.

### BEDROOM 1

11'9" x 10'6" (3.58m x 3.20m)

PVCu double glazed window to the rear. Radiator. Telephone point.

### BEDROOM 2

11'0" x 10'4" (3.35m x 3.15m)

PVCu double glazed window to the front. Radiator.

### BEDROOM 3

10'1" x 6'4" (3.07m x 1.93m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

10'7" x 5'4" (3.23m x 1.63m)

With a suite comprising tiled shower cubicle and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls. Extractor fan.

### SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Tiled walls.

### OUTSIDE

### GARAGE

25'2" x 10'6" (7.67m x 3.20m)

With up and over door to the front plus door to the kitchen and also the rear garden. Two windows to the side. Light power and water feed. Gas central heating boiler.

To the front of the property is a long gravel driveway providing ample off road parking and benefitting from adjacent large lawned gardens with well stocked flowerbeds and mature hedge borders.

Immediately to the rear is a patio seating area with delightful lawned gardens beyond with mature hedge and fence borders and with a high degree of privacy and views towards school playing fields.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

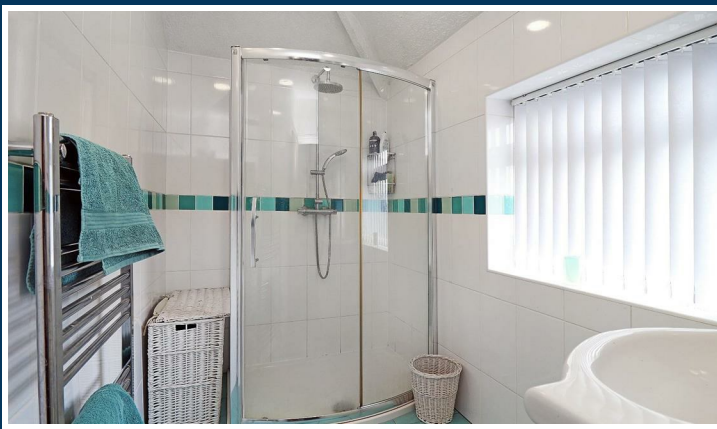
Band "D"

### TENURE:

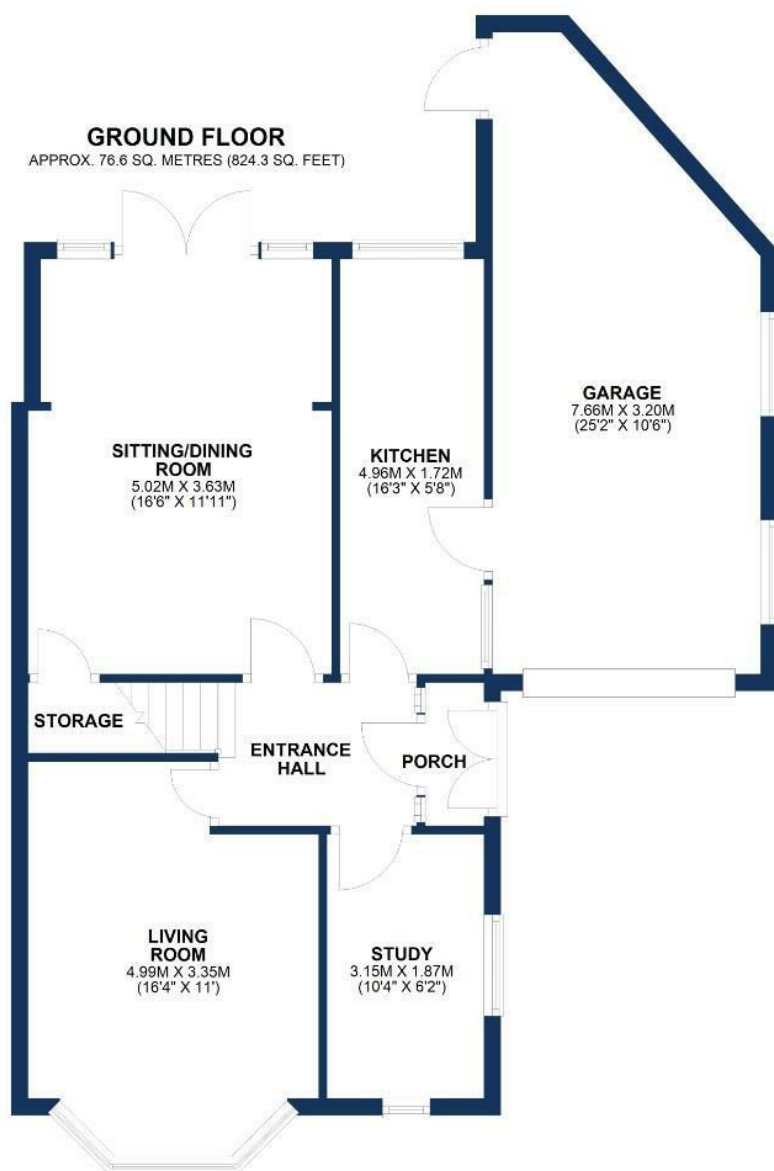
We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

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



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.



**TOTAL AREA: APPROX. 122.5 SQ. METRES (1318.8 SQ. FEET)**

Floorplan for illustrative purposes only



#### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

**T:** 0161 980 8011

**E:** HALEBARNs@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

**T:** 0161 928 9510

**E:** HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

**T:** 0161 904 0654

**E:** TIMPERLEY@IANMACKLIN.COM