



87 CROFTON AVENUE | TIMPERLEY

OFFERS OVER £450,000

A superbly presented semi detached family home in an ideal location within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises recessed porch, entrance hall, full depth sitting room plus extended dining kitchen with modern units and access to the garden, three bedrooms and bathroom/WC to the first floor. Externally there is off road parking within the driveway to the front and side with attractive gardens whilst to the rear the gardens are a particular feature incorporating patio seating area with extensive lawns with well stocked borders. Viewing is highly recommended to appreciate the standard of accommodation on offer and also the garden.

POSTCODE: WA15 6BZ

DESCRIPTION

A superbly presented semi detached family home that needs to be seen to be appreciated. The accommodation is superbly proportioned throughout and features a separate sitting room with dual aspect windows to the front and rear and the ground floor accommodation is completed by the kitchen. The kitchen is fitted with modern units and a range of quality integrated appliances and provides access onto the side. To the first floor there are three excellent bedrooms serviced by the bathroom/WC fitted with a modern white suite with chrome fittings.

Externally to the front of the property the driveway provides off road parking and has adjacent well stocked gardens and there is gated access towards the rear. To the side and rear is a patio seating area with superb lawns beyond with mature hedge and fence borders and well stocked flowerbeds. The gardens are a particular feature and need to be seen to be appreciated.

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and also the Metrolink station providing a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. PVCu double glazed window to the side. understairs storage cupboard.

SITTING ROOM

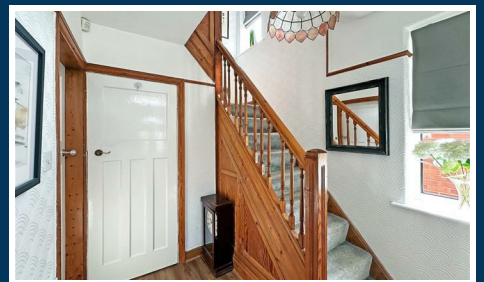
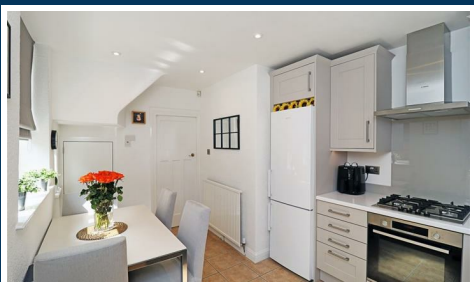
18'7" x 10'11" (5.66m x 3.33m)

With PVCu double glazed bay window to the front and PVCu double glazed window overlooking the rear garden. Fireplace with marble effect hearth. Picture rail. Television aerial point.

DINING KITCHEN

14'5" x 9'11" maximum (4.39m x 3.02m maximum)

Fitted with a comprehensive range of modern wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated appliances by Bosch include an oven/grill plus four ring gas hob with stainless steel extractor hood and microwave. Integrated dishwasher. Space for fridge freezer. Two PVCu double glazed window to the side and one overlooking the rear garden. PVCu door provides access to the side. Storage cupboard housing the Vaillant gas central heating boiler. Tiled splashback and floor. Recessed low voltage lighting. PVCu double glazed door to the side.



FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

11'10" x 10'10" (3.61m x 3.30m)

PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2

11'10" x 9'11" (3.61m x 3.02m)

PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3

9'3" x 6'9" (2.82m x 2.06m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with electric shower over, wash hand basin and WC. 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 the flagged driveway provides off road parking and has adjacent well stocked gardens. There is gated access to the rear and there is a patio seating area with superb lawns beyond. The lawns are bordered by mature hedges and fences and have well stocked flowerbeds and need to be seen to be appreciated.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

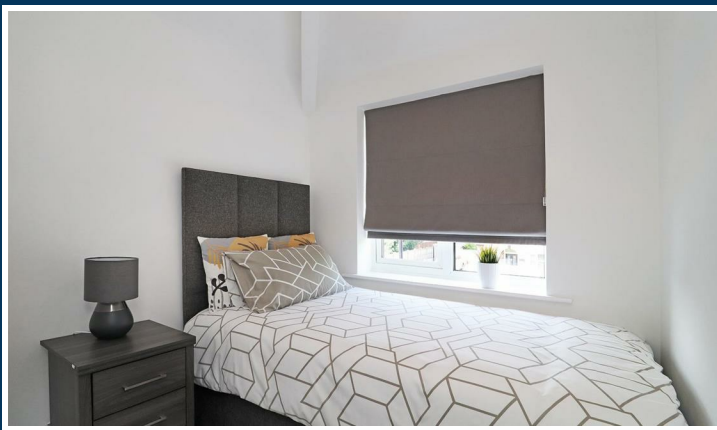
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TENURE

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. 34.7 SQ. METRES (373.9 SQ. FEET)



FIRST FLOOR

APPROX. 35.5 SQ. METRES (381.8 SQ. FEET)



TOTAL AREA: APPROX. 70.2 SQ. METRES (755.7 SQ. FEET)

Floorplan for illustrative purposes only



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