



99 AIMSON ROAD EAST | TIMPERLEY

OFFERS OVER £300,000

NO ONWARD CHAIN A superbly proportioned semi-detached bungalow in a sought after location and ideally located on the bus route and with local shops available on Briarfield Road. The accommodation briefly comprises recessed porch, entrance hall, front sitting room, dining kitchen to the rear, two double bedrooms and shower room/WC. Off road parking within the driveway to the front and detached garage to the rear. The rear gardens incorporate a patio seating area with lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 7DA

DESCRIPTION

Positioned close to the village of Timperley with its range of shops and amenities and with excellent transport links to the nearby market town of Altrincham. The property is also ideally positioned on the bus route and with local shops available at the other end of Briarfield Road.

This semi-detached bungalow offers well proportioned accommodation throughout which is approached via an enclosed porch leading on to the welcoming 'L' shaped entrance hall which leads on to the front sitting room.

To the rear of the property there is an impressive dining kitchen with access to the side and the accommodation is completed by 2 double bedrooms and shower room/WC.

To the front of the property the driveway provides ample off road parking and has an adjacent lawned garden with well stocked flowerbeds. The driveway continues to the side with access to the garage and there is gated access to the rear. The rear gardens incorporate a patio seating area with lawned gardens enjoying a fair degree of privacy.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Glass panelled front door. Ceiling cornice. Radiator. Telephone point. Loft access hatch.

SITTING ROOM

16'9" x 10'11" (5.11m x 3.33m)

With focal point of a raised living flame gas fire with marble effect insert hearth. PVCu double glazed window to the front. Ceiling point. Radiator. Television aerial point. Telephone point.

KITCHEN

15'2" x 11'10" (4.62m x 3.61m)

With a comprehensive range of wood fronted wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for all appliances. Space for table and chairs. PVCu windows to the side and rear. Stable style door to the side. Radiator. Tiled splashbacks. Laminate flooring. Cupboard housing gas central heating boiler.

BEDROOM 1

15'5" x 10'11" (4.70m x 3.33m)

PVCu window to the rear. Fitted wardrobe. Ceiling cornice. Radiator. Television aerial. Telephone point.

BEDROOM 2

10'10" x 9'1" (3.30m x 2.77m)

PVCu double glazed window to the front. Radiator.



SHOWER ROOM

7'10" x 5'8" (2.39m x 1.73m)

Set up in a wet room style with tiled shower area plus wash hand basin and WC. Two opaque PVCu double glazed windows to the side. Radiator. Extractor fan. Airing cupboard.

OUTSIDE

To the front of the property a gated drive provides off road parking and benefits from adjacent lawned gardens with well stocked flower beds and gated access towards the rear. To the rear there is an attached garage and further gates lead on to the rear gardens which incorporate a patio seating area with delightful lawns beyond with well stocked flower beds and enjoying a high degree of privacy. External water feed.

SERVICES:

All main services are connected.

POSSESSION:

Vacant possession upon completion.

COUNCIL TAX:

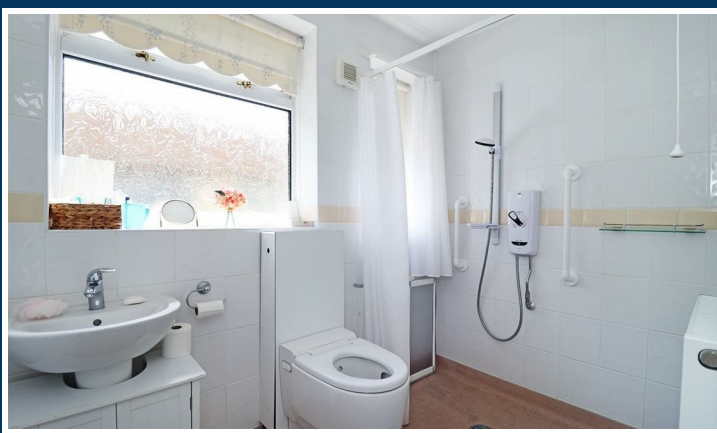
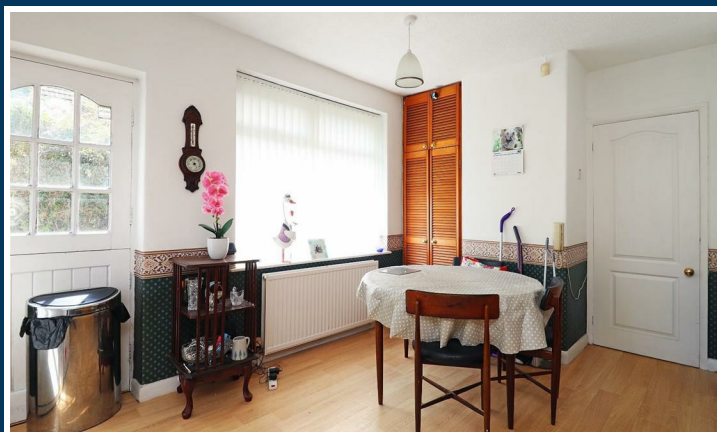
Trafford Borough Council Band D

TENURE:

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

NOTE:

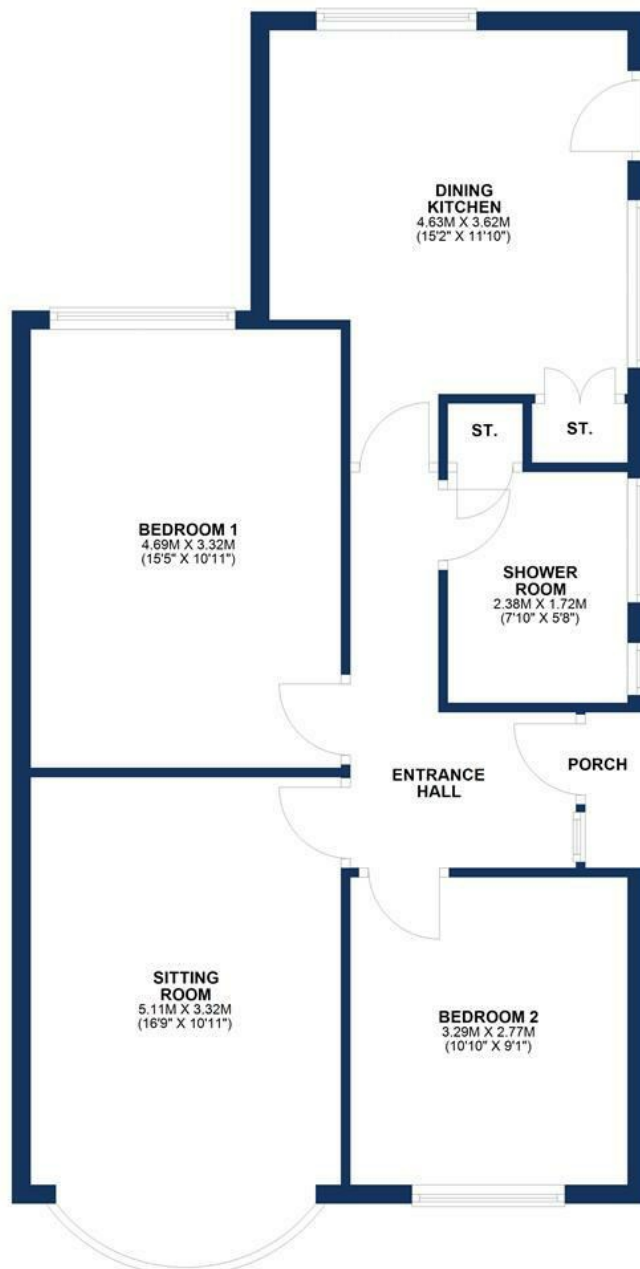
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 71.3 SQ. METRES (767.6 SQ. FEET)



TOTAL AREA: APPROX. 71.3 SQ. METRES (767.6 SQ. FEET)

Floorplan for illustrative purposes only



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