



39 ST. GEORGES AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £300,000

NO ONWARD CHAIN A true bungalow in an ideal location which has been modernised to an exceptional standard and viewing is highly recommended. The accommodation briefly comprises large entrance vestibule leading onto the entrance hallway, front sitting room, newly installed fitted kitchen with door leading onto the rear conservatory which in turn provides access to the rear gardens, two excellent double bedrooms and modern bathroom/WC. Off road parking within the driveway to the front whilst to the rear the gardens are paved for easy maintenance and benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6HF

DESCRIPTION

This semi detached true bungalow has undergone a recent programme of modernisation and is presented to a high standard and needs to be seen to be appreciated.

Upon entering the property there is a large entrance vestibule leading onto the welcoming entrance hall. Positioned towards the front of the property there is a separate sitting room with a focal point of an electric fireplace with a tiled insert and hearth. Towards the rear of the property there is a newly installed modern kitchen with appliances included and also housing the newly installed combination gas central heating boiler. Off the kitchen is a door leading to the rear conservatory which in turn leads onto the paved rear gardens which benefit from a westerly aspect to enjoy the afternoon and evening sun. The accommodation is completed by the two bedrooms both with fitted wardrobes and serviced by the shower room/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property is a block paved driveway with mature hedge and fence borders and well stocked flowerbeds. There is gated access towards the rear. To the rear the gardens are flagged for easy maintenance and include a bin store and shed and there are well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal with the village centre being just over 1/2 a mile away and the Metrolink providing easy access into Manchester. There are local shops available at the top of Heyes Lane and on Woodhouse Lane East. Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

ENTRANCE VESTIBULE

PVCu double glazed front door. Tiled floor.

ENTRANCE HALLWAY

Glass panelled front door. Laminate wood flooring. Radiator. Picture rail. Ceiling cornice. Recessed low voltage lighting. Loft access hatch.

SITTING ROOM

14'1" x 9'7" (4.29m x 2.92m)

With a focal point of an electric fireplace with tiled insert and hearth. PVCu double glazed bay window to the front and PVCu double glazed window to the side. Radiator. Picture rail. Ceiling cornice.

KITCHEN

17'0" x 6'1" (5.18m x 1.85m)

Fitted with a comprehensive range of newly installed 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 stainless steel extractor hood. Fridge freezer. Washing machine. Laminate wood flooring. Velux window. Radiator. Cupboard housing newly installed combination gas central heating boiler. PVCu double glazed door to:

CONSERVATORY

8'4" x 8'4" (2.54m x 2.54m)

With PVCu double glazed door providing access to the westerly facing gardens. Radiator. Laminate wood flooring. Television aerial point.



BEDROOM 1

10'9" x 9'7" (3.28m x 2.92m)

With PVCu double glazed window to the side. Fitted wardrobes. Television aerial point. Radiator.

BEDROOM 2

9'8" x 6'9" (2.95m x 2.06m)

With fitted wardrobes, drawers and shelving. PVCu double glazed window to the rear. Radiator.

SHOWER ROOM

10'5" x 4'1" (3.18m x 1.24m)

Fitted with a modern white suite with chrome fittings comprising corner tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the side and rear. To the rear and accessed via the conservatory the gardens are flagged for easy maintenance with fence borders and benefit from a westerly aspect to enjoy the afternoon and evening sun. There is also the added benefit of a bin store and shed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

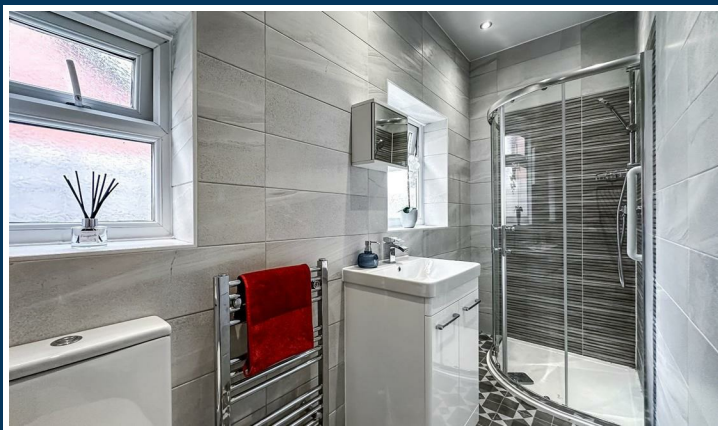
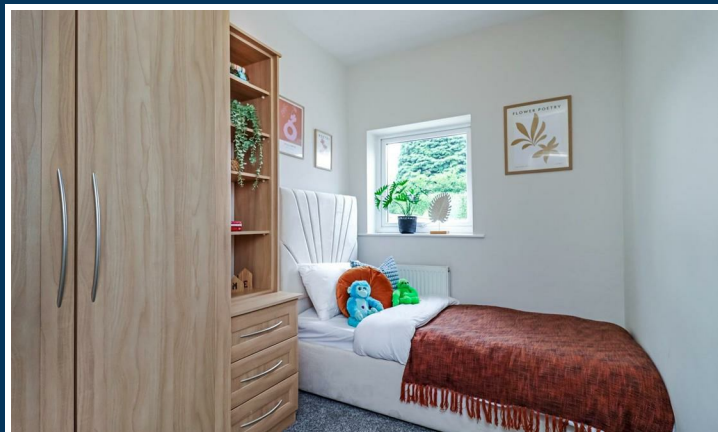
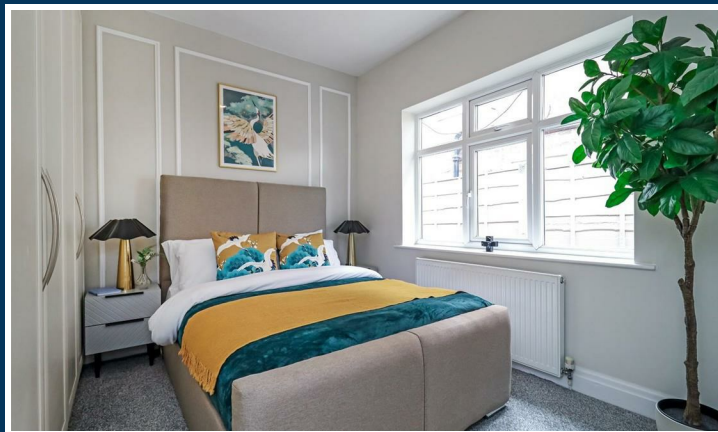
Band "C"

TENURE

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

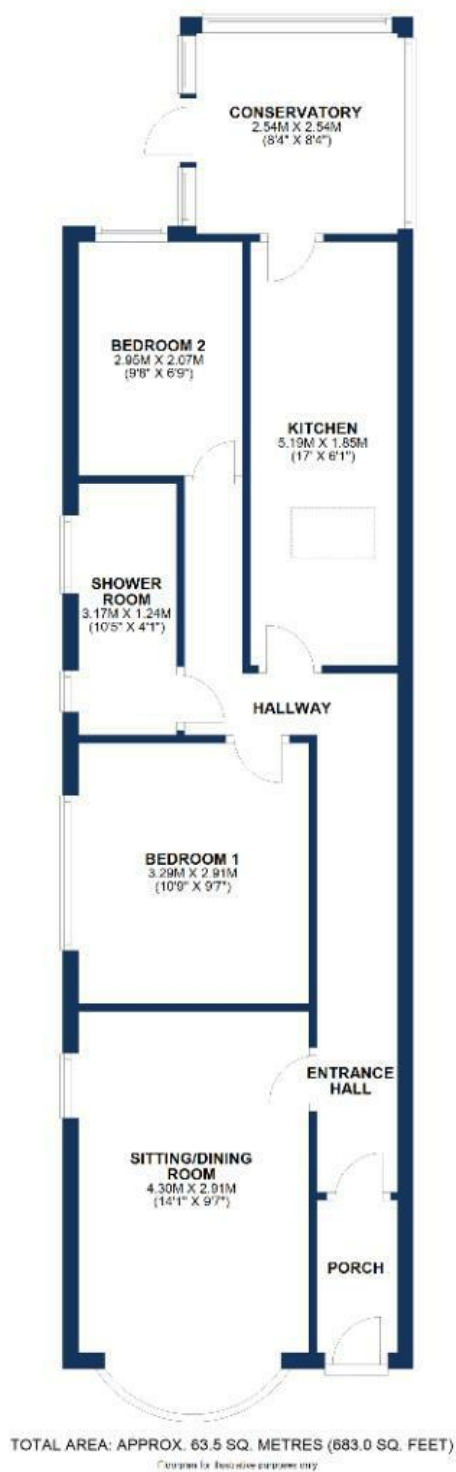
NOTE

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. 63.5 SQ. METRES (683.0 SQ. FEET)



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