



93 CROFTON AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £450,000

NO ONWARD CHAIN A traditional 3 bedroom semi detached family home in an ideal location with extensive gardens to the side and rear that need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, kitchen to the rear with separate dining room, 3 well proportioned bedrooms and bathroom/WC. Externally there is off road parking within the driveway which provides access to the garage. The gardens are a particular feature with extensive lawns to the side and rear enjoying a high degree of privacy and a southerly aspect. Much further potential subject to any relevant permissions being obtained. Viewing is highly recommended.

POSTCODE: WA15 6BZ

DESCRIPTION

A superbly presented and deceptively spacious semi detached family home that needs to be seen to be appreciated.

The accommodation is well appointed throughout and is approached via an enclosed porch leading onto the entrance hall. To one side is a separate sitting room with dual aspect windows whilst to the rear there is a fitted kitchen with door providing access to a rear porch area with gardens beyond. The ground floor accommodation is completed by a separate dining room adjacent to the kitchen and with views over the side and rear gardens.

To the first floor there are three well proportioned bedrooms serviced by the bathroom/WC.

Externally the gardens are a particular feature. To the front of the property the driveway provides off road parking and access to the garage. To the side and rear there are extensive lawned gardens enjoying a high degree of privacy and a southerly aspect and additional paved patio seating area to the rear.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Timperley Metrolink station.

Viewing is highly recommended to appreciate the accommodation and gardens on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Hardwood opaque glass panelled front door. Opaque window to the side. Radiator. Laminate flooring. Spindle balustrade staircase to first floor. Picture rail. Under stairs storage cupboard.

SITTING ROOM

17'7" x 11'0" (5.36m x 3.35m)

With PVCu double glazed bay window to the front. PVCu double glazed window to the rear overlooking the garden. Picture rail. Television aerial point. Telephone point.

DINING KITCHEN COMPRISING:

KITCHEN

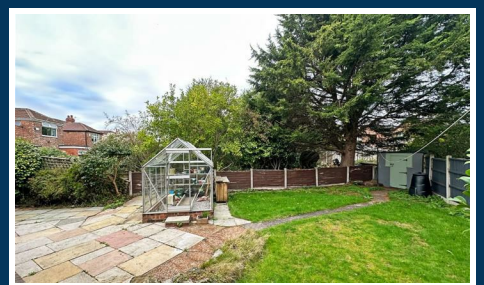
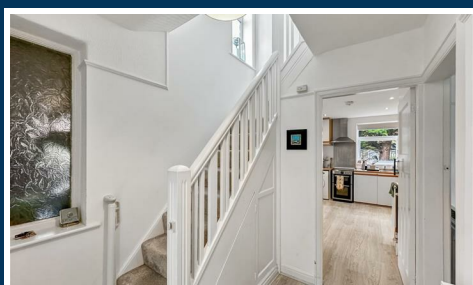
14'3" x 9'6" (4.34m x 2.90m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Space for cooker, fridge freezer, dishwasher and washing machine. Stainless steel splashback and extractor hood. PVCu double glazed window overlooking the rear garden. Laminate flooring. Two radiators. Recessed low voltage lighting. Under stairs storage cupboard. Fitted storage cupboard. Door to the rear gardens via a covered porch area.

DINING ROOM

11'7" x 11'1" (3.53m x 3.38m)

Double glazed windows to the side and rear overlooking the gardens. Radiator. Laminate flooring. Recessed low voltage lighting.



FIRST FLOOR

LANDING

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

BEDROOM 1

11'11" x 11'0" (3.63m x 3.35m)

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

BEDROOM 2

12'0" x 9'6" (3.66m x 2.90m)

PVCu double glazed window to the rear. Fitted wardrobe and overhead cupboard. Radiator. Picture rail.

BEDROOM 3

9'2" x 6'9" (2.79m x 2.06m)

With PVCu double glazed window to the front. Radiator.

BATHROOM

7'11" x 5'4" (2.41m x 1.63m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Tiled splashback. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE

GARAGE

15'10" x 10'4" (4.83m x 3.15m)

With up and over door to the front. Two opaque windows to the side. Door to the side. Light, power and water feed.

To the front of the property the driveway is approached via double gates and provides off road parking and has an adjacent courtyard garden. The driveway opens to the side leading onto extensive lawned gardens with mature hedge borders and benefitting from a southerly aspect to enjoy the sun all day. Towards the rear is a large flagged patio seating area with further lawned gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

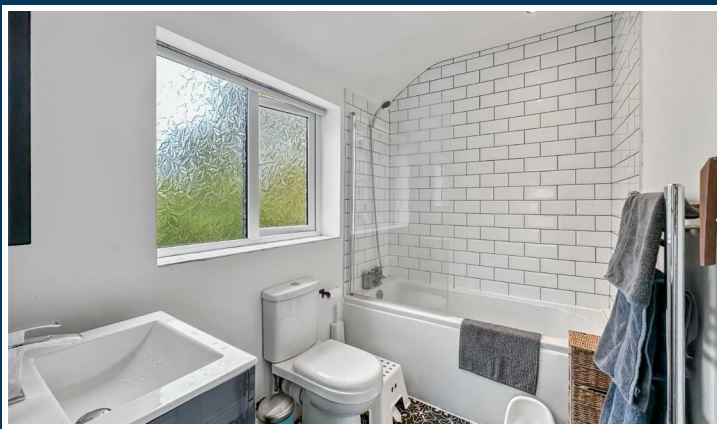
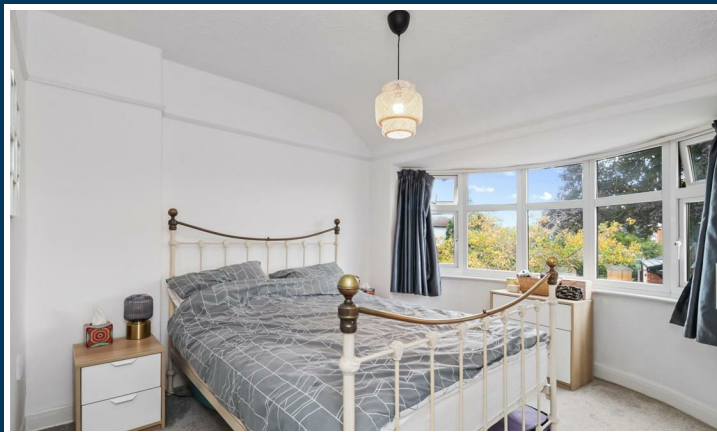
Vacant possession upon completion.

COUNCIL TAX

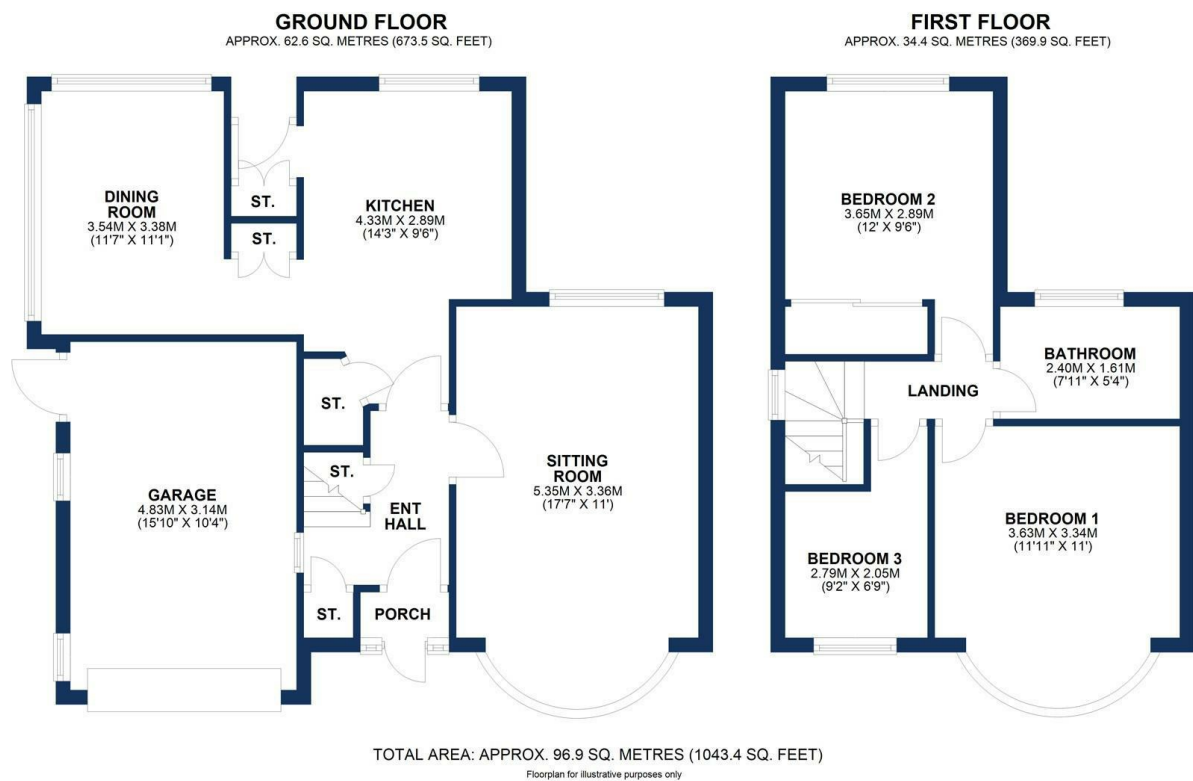
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TENURE

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



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