



3 CHESTERTON ROAD | BROOKLANDS

£240,000

NO ONWARD CHAIN A deceptively spacious property in an ideal location with excellent rear gardens which need to be seen to be appreciated. The accommodation briefly comprises entrance hall, fitted kitchen, full width lounge dining room with access to the rear porch which in turn leads onto the attractive south facing rear gardens, two double bedrooms and bathroom/WC. To the front of the property the drive provides off road parking and there is gated access to the rear. The rear gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: M23 9LA

DESCRIPTION

Built to a traditional design this attractive end terraced home forms part of a popular locality containing houses mainly of a similar age and design.

The property is well proportioned throughout and the entrance hall leads onto the fitted kitchen to the front with a comprehensive range of units whilst to the rear is a full width sitting/dining room with access onto a rear porch. The rear porch has a door leading onto the attractive south facing rear gardens.

To the first floor there are two excellent double bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway to the front whilst to the rear the block paved patio seating area leads onto delightful lawned gardens with fence borders and well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and with local shops and supermarket close by and Sandilands School on the doorstep.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

9'11" x 6'0" (3.02m x 1.83m)

With PVCu double glazed front door. Opaque PVCu double glazed window to the side. Radiator. Spindle balustrade staircase to first floor. Understairs storage area.

KITCHEN

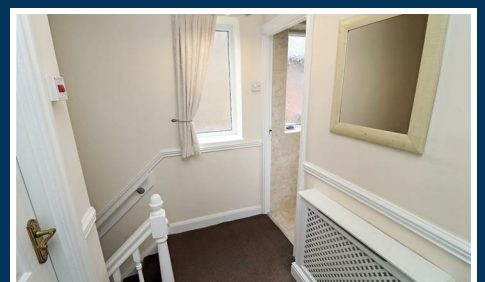
12'11" x 6'3" (3.94m x 1.91m)

Fitted with a comprehensive range of white wall and base units with contrasting light wood work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Plumbing for washing machine. PVCu double glazed window to the front. Tiled splashback. Radiator. Wall mounted Worcester gas central heating boiler.

SITTING/DINING ROOM

19'7" x 12'10" (5.97m x 3.91m)

Running the full width of the property and with ample space for living and dining suites and a focal point of a living flame gas fire with marble effect surround and hearth. PVCu double glazed window to the side. PVCu double glazed door and window to the rear. Radiator. Recessed low voltage lighting. Ceiling cornice. Television aerial point.



REAR PORCH

6'0" x 5'1" (1.83m x 1.55m)

With PVCu double glazed window to the rear.

FIRST FLOOR

LANDING

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

BEDROOM 1

15'10" x 8'11" (4.83m x 2.72m)

With two PVCu double glazed window to the front. Fitted wardrobes. Radiator. Ceiling cornice.

BEDROOM 2

11'3" x 10'5" (3.43m x 3.18m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed windows to the side and rear. Radiator. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the drive provides off road parking. To the rear the gardens incorporate a block paved patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

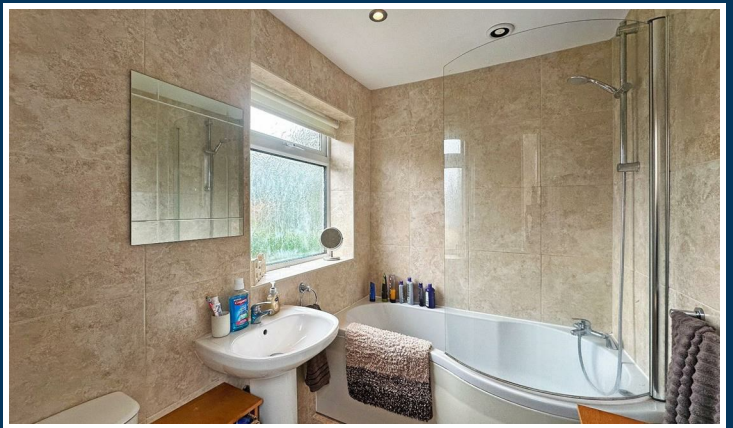
Manchester Band "A"

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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TOTAL AREA: APPROX. 72.5 SQ. METRES (780.2 SQ. FEET)

Floorplan for illustrative purposes only



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