



HALE OFFICE:

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 38 Brookfield Avenue

Timperley, Altrincham, WA15 6TH



£650,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)









**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

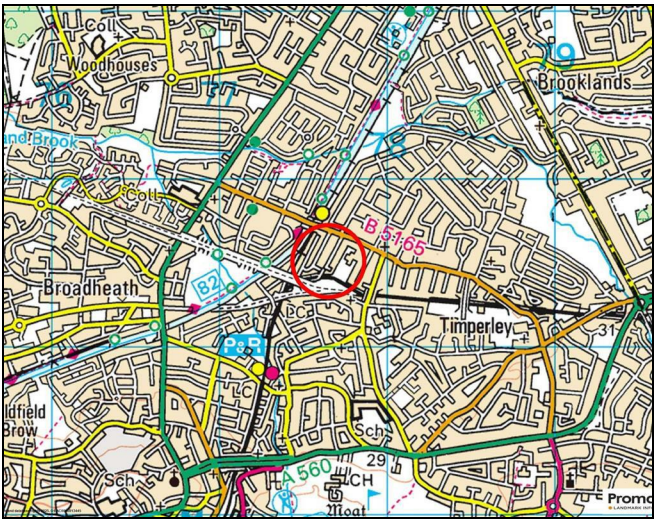
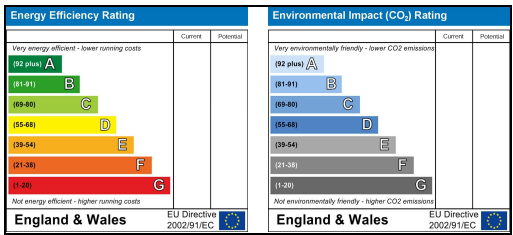
**W**  
**WATERSONS**

INDEPENDENT ESTATE AGENTS



# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A STUNNING, COMPREHENSIVELY UPDATED AND EXTENDED VICTORIAN TERRACED FAMILY HOME, LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS AND TIMPERLEY METROLINK STATION. 1495 SQFT.

Porch. Hall. Wet Room/WC. Lounge. Live In Dining Kitchen. Pantry. Utility. Three Double Bedrooms. Two Shower Rooms. Driveway. Walled Garden. Garden Store



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

Almost certainly one of the finest renovations of a Victorian Terraced property we have seen in recent years

This stunning family sized home has been comprehensively renovated, extended and improved by the current owners to a truly stylish home, perfectly blending traditional or reproduction Victorian features alongside modern, high specification fixtures and fittings which includes high corniced ceiling, Victorian style radiators, reproduction double glazed working sash windows, some impressive fireplaces and some really attractive decorative tiling themes evident throughout the property.

The property is located in this popular part of Timperley within a few minutes walk of Timperley Metrolink and within easy reach of the centre of Timperley Village as well as St Hugh's and Park Road Primary School and Wellington School.

The property provides accommodation arranged over Three Floors extending to approximately 1495 square feet providing a delightful Lounge to the Ground Floor in addition to a stunning Live In Dining Kitchen with folding doors onto the gardens and these areas are in addition to a well equipped Utility Room and superbly appointed

Ground Floor WC and Wet Room shower. This floor benefits from solid insulated floors and underfloor heating throughout.

Over the Two Upper Floors are Three fabulous Double Bedrooms served by Two equally stylish Shower Room facilities. These Shower Rooms have electric underfloor heating as well as heated towel rails.

Externally, there is off street Parking to two cars side by side with a wall mounted electric car charging point and a delightful, walled Courtyard Garden to the rear with brick built Garden Store. Both of these rear spaces have external lighting and external wall mounted power points.

A truly superb property that is quite unlike anything else currently available on the market.

Comprising:

Canopied Porch to original panelled entrance door with inset stained glass windows to the:

Hall, setting the theme for the stunning presentation evident throughout the property, with reproduction Victorian tiling to the floor and to the dado height of the walls. Panelled doors to the Ground Floor Accommodation. Staircase to the First Floor.

Ground Floor WC and Wet Room. Beautifully styled with an open wet room style shower area with 'drench' shower head, wall hung WC and wash hand basin. Chrome towel radiator.

Lounge with two windows to the front. Impressive original restored fireplace surround with inset open grate, cast iron fireplace with decorative tiled surround.

The Kitchen is in turn open plan to a substantial Living or Dining Area created via an extension to the property, with an impressive vaulted ceiling with two inset double glazed Velux skylight windows and with full width folding doors giving access to and enjoying aspects of the gardens. A further window follows the roof shape above providing this area with an abundance of natural light. There is tiled flooring throughout.

The Kitchen Area is fitted with an extensive range of custom built shaker style, painted finish, wood fronted units with worktops over, unset into which is a 'Shaws' double Belfast post sink. Integrated appliances by Neff include an oven, combination microwave oven, induction hob with extractor fan over, further built in fridge freezer and dishwasher.

Doors lead through to a walk in understairs Pantry and to a separate Utility Room which is fitted with a matching range of units to that of the kitchen with a glazed door leading to the rear courtyard and garden. Further Belfast pot sink and space for a washing machine and dryer.

First Floor Landing with panelled doors to the Bedrooms and Bathroom Accommodation. Sun-pipe skylight window. A door conceals access to a staircase to the Second Floor.

Bedroom One. A lovely Double Room with two windows to the front. Attractive cast iron fireplace feature with decorative insert tiles. Two built in wardrobes in addition to understairs storage.

Bedroom Two. Another Double Room with a window to the rear, in addition to a Skylight window. Built in wardrobe/storage cupboard.

The Bedrooms are served by the stunning Family Shower Room with an open wet room style shower area with 'drench' shower head, 'his and her' wash hand basins inset into a granite top vanity unit with toiletry cupboards below and wall hung WC. Window to the rear. Chrome ladder towel rail.

A staircase off the Landing with adjacent storage cupboard which also houses the hot water tank, turns to the Second Floor.

Bedroom Three. A Double room located under the eaves of the property with attractive sloping ceilings, with two inset double glazed Velux skylight windows. Built in wardrobe and under eaves storage space.

This Bedroom is served by a further stylishly appointed Shower Room with a wide window to the rear and fitted with an enclosed shower cubicle with 'drench' shower head, wash hand basin with toiletry cupboards below and wall hung WC. Chrome ladder towel rail.

Externally, the front of the property provides Parking for two cars side by side.

The Garden to the rear has a block paved Courtyard style area, accessed via the Utility Room. This then opens up to the main, walled Garden area, accessed via the folding doors from the Live In Dining Kitchen, with a large patio with a step down to a further block paved sitting area enclosing an area of artificial grass.

To the far end of the Garden is a cleverly designed Garden Store which incorporates a brick wall feature.

Best in class!!  
- Freehold  
- Council Tax Band C

