



54 Thornton Drive, Newton-Le-Willows, WA12 9GZ
£264,500

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front with a single internal garage.

Tenure - Freehold

Estate Management Charges - £160 per year approx.

Council Tax - Band C

The property comprises

Ground Floor

Hallway

With fitted flooring.

Lounge 16'1" (max) x 10'3" (max) (4.91m (max) x 3.13m (max))

With fitted carpets.

Dining Kitchen 18'8" x 7'7" (5.70m x 2.32m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus tiling. Integrated oven, hob, hood and stainless steel splash back. French doors to rear for garden access. Fitted flooring included.

WC 4'6" x 3'2" (1.39m x 0.98m)

Modern white sanitary ware and fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 1 14'1" (max) x 9'6" (max) (4.31m (max) x 2.91m (max))

With access to en suite and fitted flooring.

En Suite 6'9" x 4'3" (2.08m x 1.32m)

Having modern white sanitary ware, shower plus tiling. Fitted flooring included.

Bedroom 2 11'2" x 8'8" (3.42m x 2.65m)

With fitted flooring.

Bedroom 3 9'9" x 7'10" (2.99m x 2.39m)

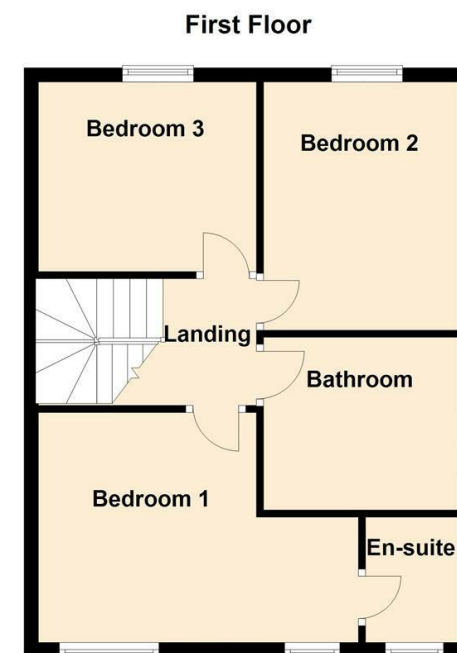
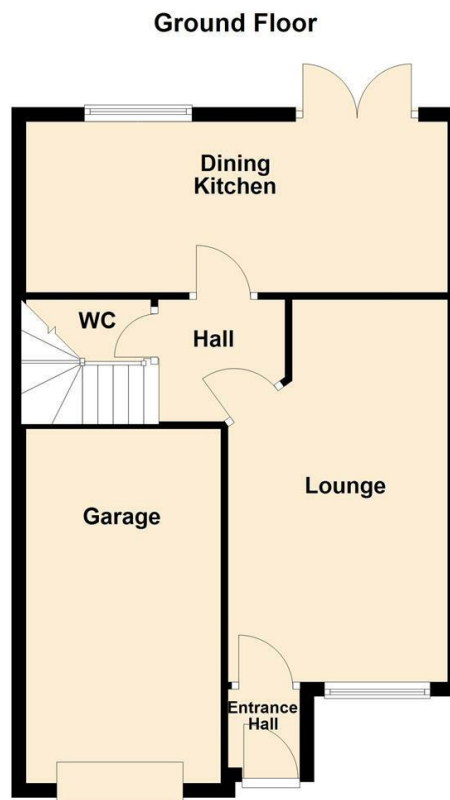
With fitted flooring.

Bathroom 8'7" x 5'6" (2.62m x 1.68m)

Having modern white sanitary ware, vanity basin, full tiling, shower with screen to bath plus recessed spotlights.

External

Gardens are low maintenance with a mix of upgraded paving and artificial lawn. The property has off road parking to the front leading to the internal garage which has power and light.



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