

## 8 BROOKFIELD DRIVE | TIMPERLEY

£450,000

**\*\*NO ONWARD CHAIN\*\*** A well presented and proportioned semi-detached family home in a sought after cul-de-sac location within easy reach of Timperley village centre and Timperley Metrolink Station and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, welcoming entrance hall, bay fronted sitting room, rear living room with sliding doors to the rear gardens, fitted dining kitchen with adjacent door to the side, 3 bedrooms and bathroom with separate WC. Off road parking within the driveway to the front whilst to the rear there is a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6QR

## DESCRIPTION

This traditional semi-detached family home occupies an enviable position nestled within this quiet cul-de-sac.

The accommodation is well presented throughout and is approached via an enclosed porch which leads on to the welcoming entrance hall. Towards the front of the property is a bay fronted sitting room whilst to the rear is a separate living room with sliding doors leading on to the westerly facing gardens at the rear. The ground floor accommodation is completed by the dining kitchen fitted with a comprehensive range of light wood units and with dual aspect windows and door providing access to the side.

To the first floor there are 3 well proportioned bedrooms, the 2 doubles benefitting from fitted wardrobes and all are serviced by the family bathroom and separate WC.

Externally, the driveway to the front provides off road parking and there is an adjacent lawned garden with well stocked flower beds and gated access to the side. Towards the side the driveway continues leading to the detached garage at the rear.

The gardens to the rear incorporate a patio seating area with delightful lawns beyond with well stocked flower beds and fence borders all benefitting from the westerly aspect to enjoy the afternoon and evening sun.

As previously mentioned the property is ideally placed being within close proximity to Timperley village centre, local shops on Heyes Lane and with Timperley Metrolink Station close by. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Original leaded stained glass panelled front door with matching side screen. Radiator. Understairs storage cupboard, Picture rail.

#### SITTING ROOM

**13'11" x 11'7" (4.24m x 3.53m)**

With a focal point of a gas fire with marble effect inset and hearth. PVCu bay window to the front. Radiator. Picture rail. Television aerial point.

#### LIVING ROOM

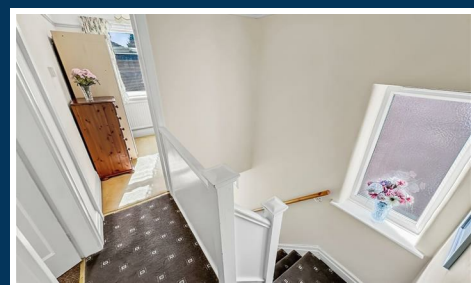
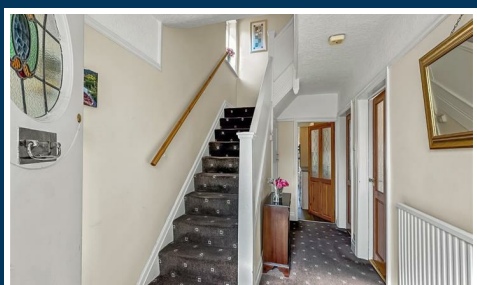
**13'5" x 11'7" (4.09m x 3.53m)**

With a focal point of a gas fire with a marble effect inset and hearth. PVCu double glazed sliding doors to the westerly facing rear garden. Picture rail. Radiator. Television aerial point. Serving hatch.

#### DINING KITCHEN

**19'2" x 6'7" (5.84m x 2.01m)**

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood and splashback. Space for fridge, freezer and plumbing for washing machine. Cupboard housing Worcester combination gas central heating boiler. Dual aspect PVCu double glazed windows. PVCu double glazed door provides access to the side.



## FIRST FLOOR: LANDING

Opaque PVCu double glazed window to the side. Picture rail. Loft access.

## BEDROOM 1

14'9" x 11'7" (4.50m x 3.53m)

PVCu double glazed bay window to the front. Fitted wardrobes and overhead cupboards. Radiator. Picture rail.

## BEDROOM 2

12'8" x 11'7" (3.86m x 3.53m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes and overhead cupboards. Radiator. Picture rail.

## BEDROOM 3

7'10" x 6'6" (2.39m x 1.98m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

6'9" x 6'6" (2.06m x 1.98m)

Fitted with a white suite with chrome fittings comprising walk-in shower enclosure plus wash hand basin. Radiator. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Extractor fan. Recessed low voltage lighting.

## SEPARATE WC

With low level WC and opaque PVCu double glazed window to the side. Tiled walls.

## OUTSIDE

To the front of the property a tarmac drive provides off road parking and has adjacent well stocked flower beds and there is gated access to the side where the drive continues providing access to:

## GARAGE

Up and over door to the front. Door and window to the side.

The gardens to the rear incorporate a patio seating area accessed via the living room and with delightful lawned gardens beyond with well stocked flower beds and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is access to an external water feed to the side.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

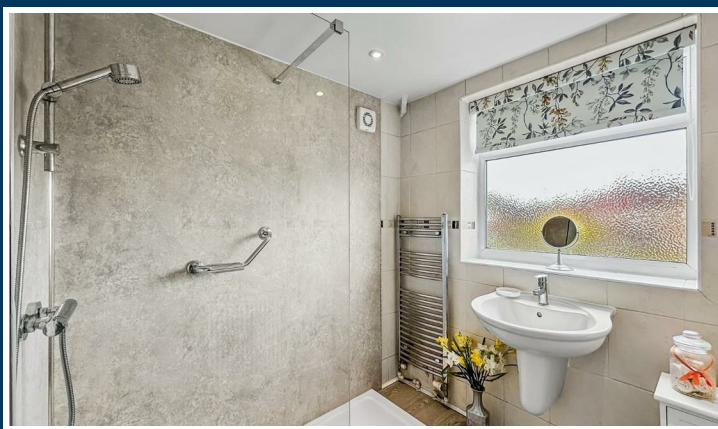
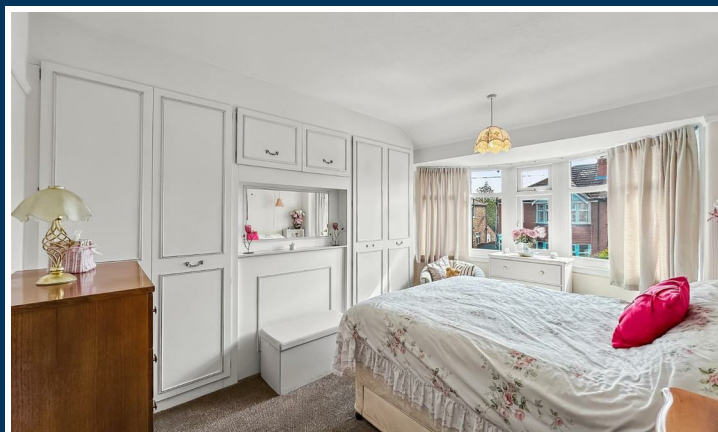
Trafford Band "D"

## TENURE

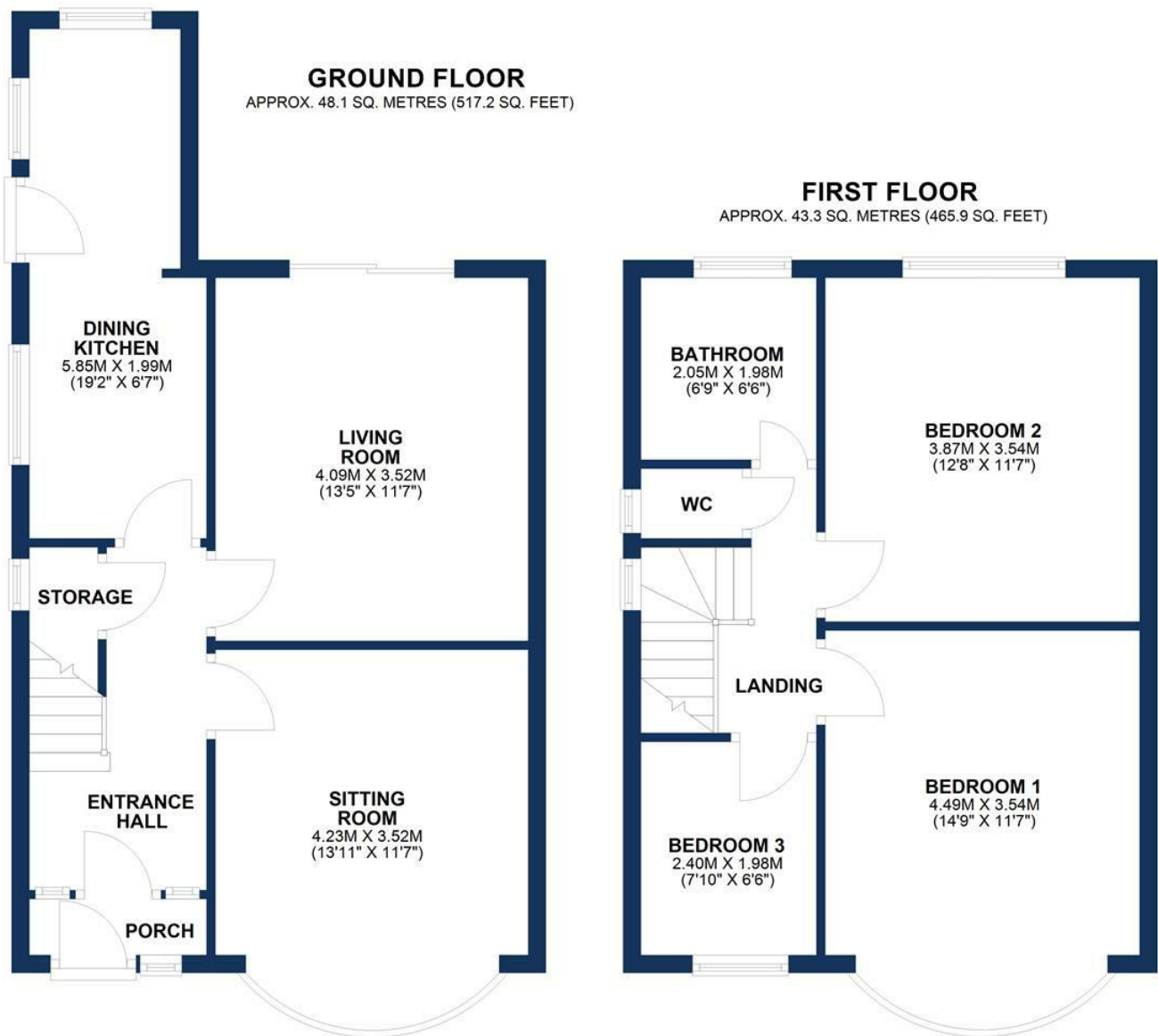
We are informed the property is Freehold. This should be verified by your Solicitor.

## 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. 91.3 SQ. METRES (983.1 SQ. FEET)

Floorplan for illustrative purposes only



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