



58 SHAFTESBURY AVENUE | TIMPERLEY

£550,000

NO ONWARD CHAIN A well presented and generously proportioned semi detached bungalow with secluded southerly facing rear gardens. The accommodation briefly comprises enclosed porch, entrance hall, extended dining kitchen with high gloss units and opening onto an adjacent sitting room which in turn leads onto the rear orangery with double doors onto the south facing rear gardens, three well proportioned bedrooms and modern shower room/WC. The driveway to the front provides off road parking and has adjacent lawned gardens and there is gated access to the rear where the driveway continues leading to the garage. The rear gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and a high degree of privacy and southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7NW

DESCRIPTION

The property is set well back from the carriageway with the immediate vicinity comprising of a variety of bungalows standing within mature grounds all of which combine to make an attractive setting. The area is well placed for access to local transport links including surrounding network of motorways and Manchester International Airport. Timperley village is less than 1/2 a mile distant to the north and the more comprehensive shopping centre of Altrincham is approximately 1 mile to the west.

This semi detached bungalow provides spacious and well balanced accommodation well presented throughout. The enclosed porch leads onto the entrance hall and to the rear of the property is an extended dining kitchen fitted with a comprehensive range of high gloss units and with breakfast bar and door to the side driveway. Adjacent to the dining area is an opening onto the separate sitting room which in turn opens onto the orangery with double doors leading onto the southerly facing rear gardens. Positioned towards the front of the property there are 3 well proportioned bedrooms serviced by the modern shower room/WC.

Externally to the front of the property the drive provides off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds and continues to the side via double gates and leads to the detached garage. The rear gardens are a particular feature incorporating a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and with a high degree of privacy. The rear gardens also benefit from southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Leaded effect glass panelled front door. Ceiling cornice. Loft access hatch with pull down ladder to partly boarded loft space which also houses the combination gas central heating boiler. Radiator. Telephone point.

DINING KITCHEN

19'2" x 12'1" (5.84m x 3.68m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer plus breakfast bar. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for dishwasher, plumbing for washing machine, space for fridge freezer. Tiled splashback. Recessed low voltage lighting. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the side. Radiator. Recessed low voltage lighting. Opening to:

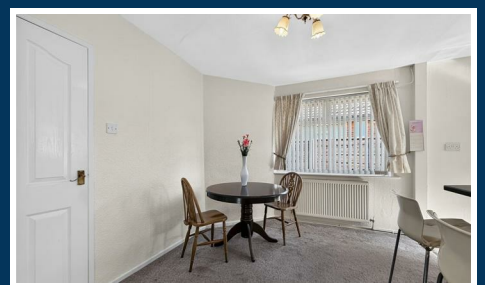
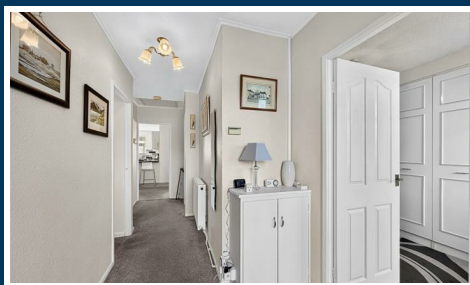
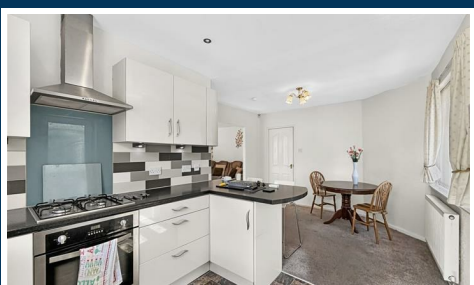
SITTING ROOM

24'1" x 11'4" (7.34m x 3.45m)

A superb reception room with a focal point of an electric fireplace. Ceiling cornice. Radiator. Television aerial point. Opening to:

ORANGERY

With double PVCu double glazed doors to the south facing rear gardens. Tiled floor. Recessed low voltage lighting. Lantern light.



BEDROOM 1

13'3" x 10'5" (4.04m x 3.18m)

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

BEDROOM 2

10'5" x 9'2" (3.18m x 2.79m)

With PVCu double glazed bay window to the front. Radiator.

BEDROOM 3

9'2" x 7'5" (2.79m x 2.26m)

With PVCu double glazed window to the side. Fitted wardrobes. Radiator.

BATHROOM

7'7" x 5'9" (2.31m x 1.75m)

Fitted with a modern white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor.

OUTSIDE

DETACHED GARAGE

24'2" x 9'2" (7.37m x 2.79m)

With up and over door to the front. Light and power. Door to the side. Windows to the side and rear.

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens with well stocked flowerbeds. Double gates provide access to the side where there is access to the garage.

Immediately to the rear is a patio seating area with superb lawned gardens beyond with well stocked flowerbeds and high degree of privacy. The rear gardens also benefit from a southerly aspect to enjoy the sun all day. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

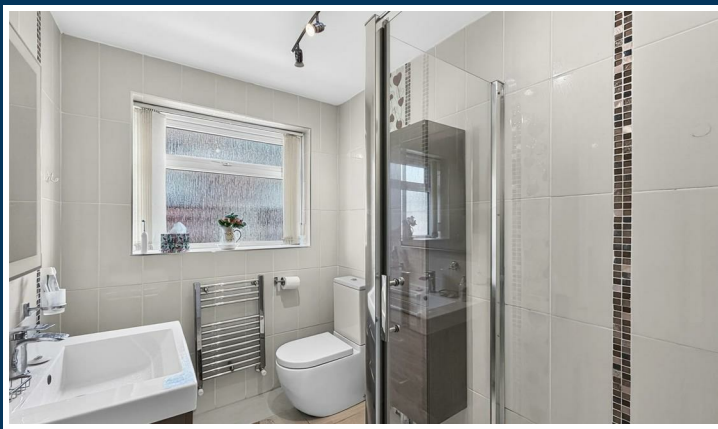
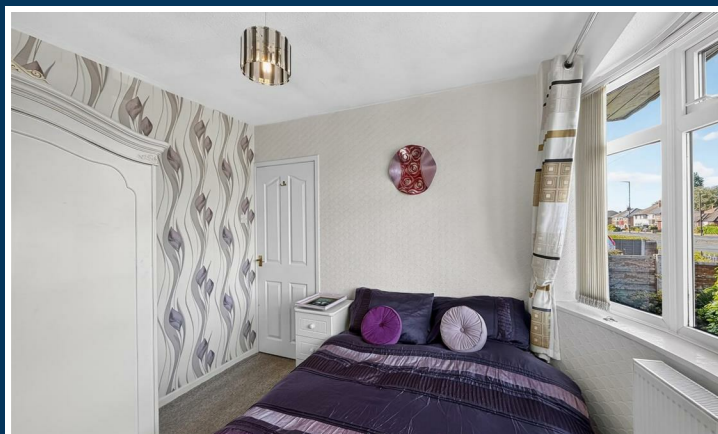
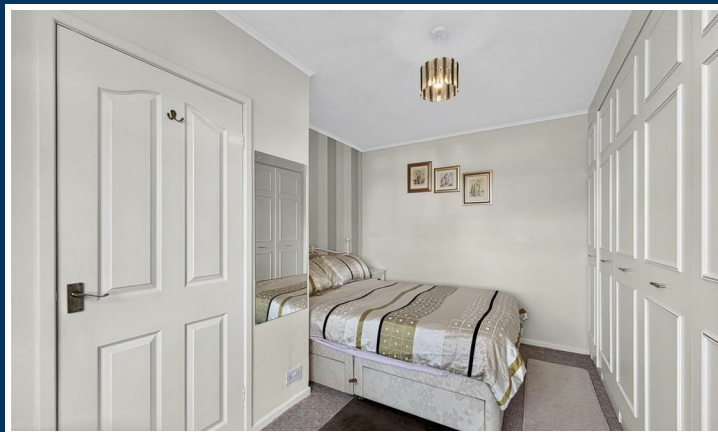
Trafford Band "D"

TENURE

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

NOTE

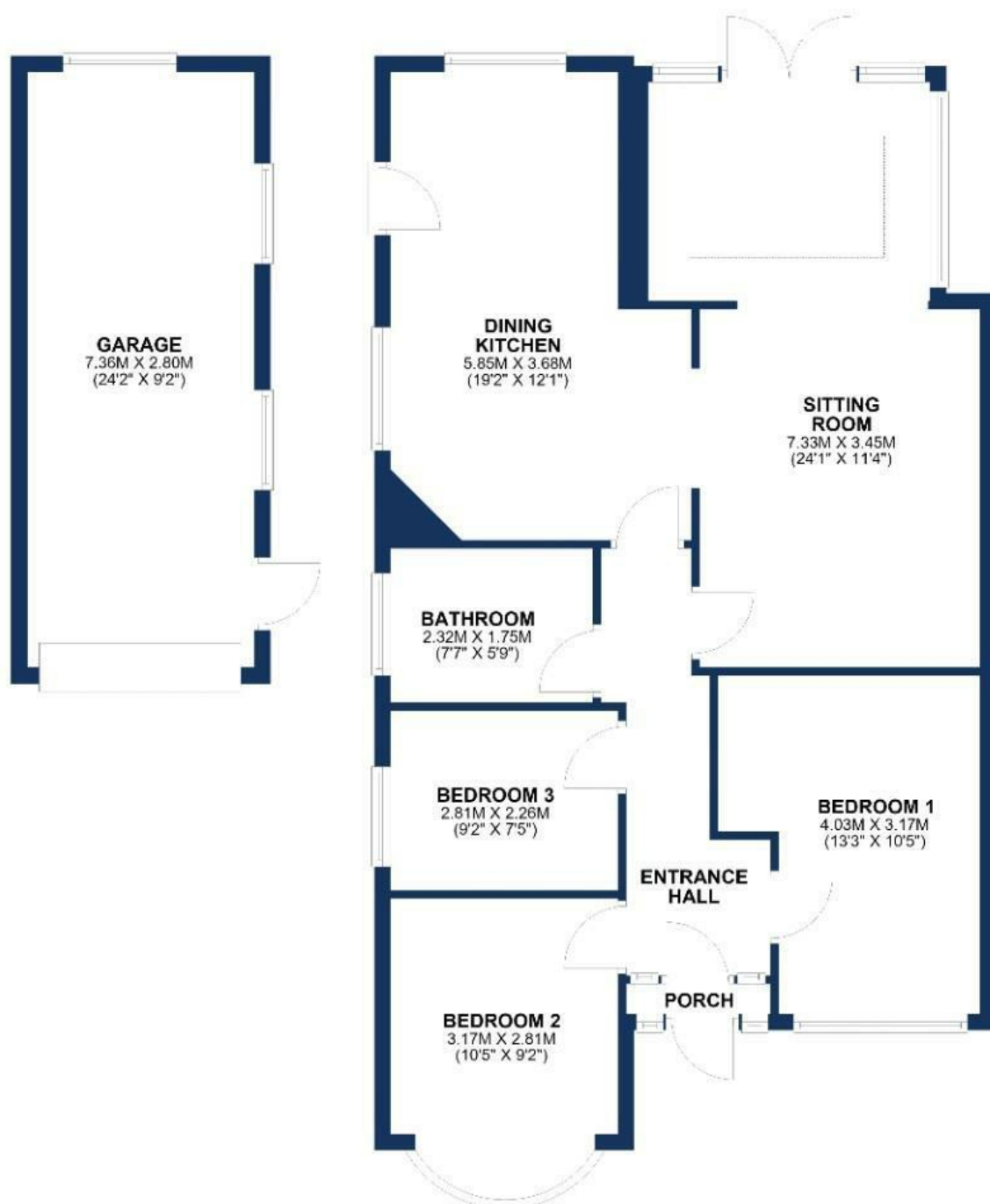
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 106.5 SQ. METRES (1146.4 SQ. FEET)



TOTAL AREA: APPROX. 106.5 SQ. METRES (1146.4 SQ. FEET)

Floorplan for illustrative purposes only



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