



## 17 BROOKFIELD AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £1,000,000

An exceptional period family home retaining much of the original character and charm, ideally positioned and occupying a superb plot measuring approximately  $\frac{1}{4}$  acre. The accommodation comprises entrance hall with original leaded and stained glass door, sitting room, dining room, dining kitchen, cloakroom/WC, four bedrooms and shower room/WC to the first floor and fifth bedroom to the second floor. Excellent cellars ripe for conversion subject to any relevant permissions being obtained. The grounds are extensive with driveway and lawned gardens to the front with cobbled courtyard beyond. There are decked and paved seating terraces with lawned gardens beyond to the rear. Viewing is essential to appreciate the home and gardens on offer.

POSTCODE: WA15 6TH

DESCRIPTION

This substantial period family home is typical of the era with high ceilings, tall skirting boards and retains much of the original character and charm. Occupying an enviable plot measuring just over ¼ acre and ideally located within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station close by.

The superbly proportioned accommodation is approached via a welcoming entrance hall beyond a recessed porch, which immediately creates a sense of the space that continues throughout. The hallway has the beautiful original leaded and stained glass door, fitted storage cupboards and access to the rear. To the front of the property the bay fronted dining room overlooks the lawned gardens and has a focal point of a fireplace with attractive timber surround. Adjacent to the dining room is a breakfast kitchen with a comprehensive range of natural wood fronted units. Positioned to the rear is an excellent sitting room with doors to a raised paved terrace with steps to the lawned gardens. The ground floor is completed by the cloakroom/WC.

To the first floor there are four bedrooms serviced by the family bathroom fitted with a modern white suite with chrome fittings. The accommodation is completed by the fifth bedroom located on the second floor with access to a large store room.

The grounds are extensive with a long tree-screened driveway to the front flanked by lawned gardens with well-stocked flower beds leading to a cobbled courtyard. The courtyard provides access to the coach house and gates then lead to the rear gardens. To the rear there are composite decked and paved terraces accessed via the rear hallway and sitting room respectively. Beyond the terraces are superb lawned gardens enjoying a high degree of privacy. There is also external access to the cellars and further gateway to the front.

A unique property that simply must be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With original leaded and stained glass panelled hardwood front door. Picture rail. Cornice. Spindle balustrade staircase to the first floor. Understairs cupboard which has the internal staircase to the cellars although currently boarded over. Radiator. Window to the side. Fitted storage cupboards. Door to the rear decked area that leads to the gardens and cellar stairs.

SITTING ROOM

21'2" x 14'1" (6.45m x 4.29m)

A superb reception room with a focal point of living flame gas fire with decorative tiled insert. PVCu double glazed double doors to the raised paved terrace with steps to the gardens. Leaded oriel bay to the rear plus adjacent picture window. Picture rail. Cornice. Two radiators. Television aerial point.

DINING ROOM

15'5" x 13'10" (4.70m x 4.22m)

With sash bay window to the front. Recessed fireplace with ornate timber surround and mantle. Stripped floorboards. Picture rail. Cornice. Radiator.

BREAKFAST KITCHEN

18'2" x 13'11" (5.54m x 4.24m)

Fitted with a range of hardwood fronted units with work surfaces over incorporating a 1½ bowl stainless steel sink unit with drainer. Space for range oven and fridge/freezer. Stainless steel extractor hood. PVCu double glazed window to the front. Window to the rear. Tiled splashback. Space for table and chairs. Recessed low voltage lighting. Picture rail. Radiator. Fitted storage cupboard.

CLOAKROOM

Fitted with a white suite with chrome fittings comprising wash basin and WC. Opaque PVCu double glazed window to the rear. Radiator. Tiled splashback. Extractor fan.

CELLARS

UTILITY

14'0" x 11'0" (4.27m x 3.35m)

Stainless steel sink unit with drainer with storage beneath. Plumbing for washing machine. Space for dryer. Light and power.

CHAMBER ONE

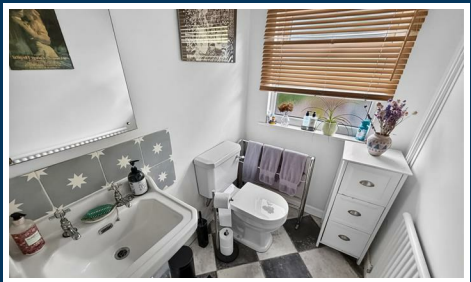
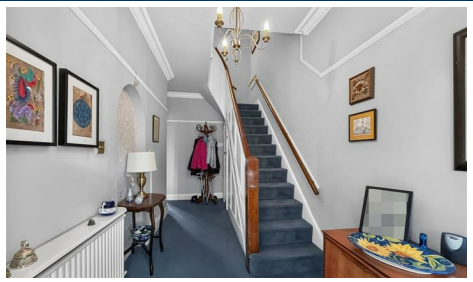
15'1" x 14'1" (4.60m x 4.29m )

Window to the front. Light and power. Wall mounted gas central heating boiler with pressurised cylinder and pump.

CHAMBER TWO

14'0" x 10'1" (4.27m x 3.07m)

Light and power.



CHAMBER THREE

8'2" x 6'4" (2.49m x 1.93m)

Store room with light.

FIRST FLOOR

LANDING

Spindle balustrade staircase to the second floor. Radiator.

BEDROOM ONE

21'9" x 14'1" (6.63m x 4.29m)

Two double glazed windows overlooking the rear gardens. Vanity wash basin with tiled splashback. Fitted wardrobe. Picture rail. Radiator.

BEDROOM TWO

21'4" x 12'1" (6.50m x 3.68m)

Two PVCu double glazed windows to the front. Picture rail. Two radiators.

BEDROOM THREE

13'11" x 12'1" (4.24m x 3.68m)

PVCu double glazed window to the front. Fitted wardrobe. Picture rail.

BEDROOM FOUR

10'2" x 9'8" (3.10m x 2.95m)

Double glazed window to the rear. Picture rail. Radiator.

SHOWER ROOM

14'0" x 5'6" (4.27m x 1.68m)

With a contemporary suite comprising shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Tiled walls. Tiled floor. Extractor fan.

SECOND FLOOR

LANDING

Velux window to the rear.

BEDROOM FIVE

13'10" x 10'2" (4.22m x 3.10m)

Sash window to the side. Telephone point. Access to eaves storage room.

OUTSIDE

The grounds are extensive with a long tree-screened driveway to the front flanked by lawned gardens with well-stocked flower beds leading to a cobbled courtyard. The courtyard provides access to the workshop and gates then lead to the rear gardens.

To the rear there are composite decked and paved terraces accessed via the rear hallway and sitting room respectively. Beyond the terraces are superb lawned gardens enjoying a high degree of privacy.

There is also external access to the cellars and further gateway to the front.

COACH HOUSE

14'11" x 13'5" (4.55m x 4.09m)

Stable style door to the front and door to the rear gardens. Light and power.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band G.

TENURE

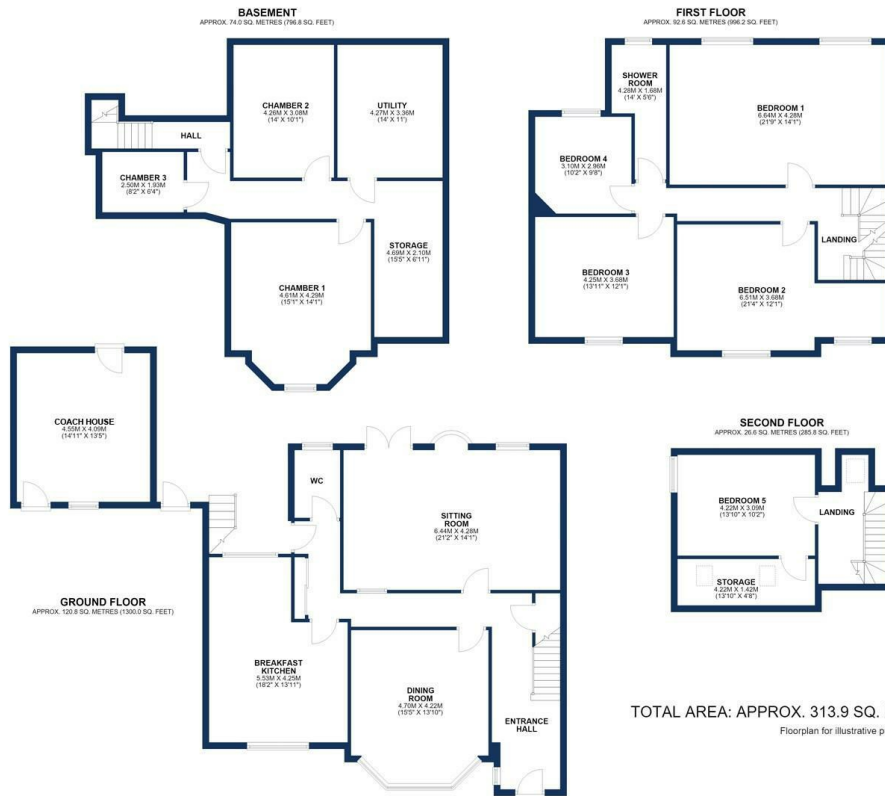
We are informed the property is Freehold. This should be verified by your Solicitor.

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