IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









18 BRADLEY CLOSE | TIMPERLEY

£450,000

A superbly proportioned and presented traditional semi detached family home in an ideal cul de sac location within walking distance of local shops and Navigation Road Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room opening onto a separate dining room with doors onto the rear gardens, modern fitted kitchen, three bedrooms and contemporary bathroom/WC. Off road parking within the driveway to the front and gated access leads to the rear. To the rear is a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6SH

DESCRIPTION

Bradley Close is ideally located within easy reach of Navigation Road Metrolink station which provides a commuter service into Manchester and there are also local shops at the bottom of Deansgate Lane. The more comprehensive shopping centre of Altrincham is only a short distance away and the property also lies within the catchment area of highly regarded primary and secondary schools including Wellington School.

This superb semi detached family home is well maintained and beautifully presented throughout. To the ground floor the entrance hall leads onto the front sitting room which in turn opens up onto a rear dining room with doors onto the south facing gardens. The ground floor accommodation is completed by the fitted kitchen with a comprehensive range of units and with door to the side. To the first floor there are three bedrooms and modern family bathroom/WC.

To the front of the property the drive provides ample off road parking and there is gated access towards the rear. To the rear is a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Glass panelled PVCu double glazed front door. Laminate flooring. Stairs to first floor. Radiator.

SITTING ROOM/DINING ROOM COMPRISING:

SITTING ROOM
15'1" x 11'6" (4.60m x 3.51m)
With PVCu double glazed bay window to the front. Living flame gas fire with tiled insert and hearth. Radiator. Television aerial point. Telephone point. Recessed low voltage lighting. Opening to:

DINING ROOM
8'4" x 8'10" (2.54m x 2.69m)

KITCHEN
11'1"x 8'3" (3.38mx 2.51m)
Fitted with a modern range of units with work surfaces over incorporating a sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob and stainless steel extractor hood. Integrated fridge freezer and dishwasher. Plumbing for washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Under stairs storage cupboard. Cupboard housing gas central heating boiler.

FIRST FLOOR: LANDING
PVCu double glazed window to the side.











BEDROOM 1
13'2" x 10'6" (4.01m x 3.20m)
PVCu double glazed bay window to the front. Radiator.

BEDROOM 2
12'0" x 10'6" (3.66m x 3.20m)
PVCu double glazed window to the rear. Radiator.

BEDROOM 3
6'8" x 6'6" (2.03m x 1.98m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'7" x 6'8" (2.62m x 2.03m)
Fitted with a contemporary white suite with chrome fittings comprising panelled bath with shower over, pedestal wash hand basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Tiled splashback. Tiled floor. Opaque PVCu double glazed windows to the side and rear.

OUTSIDE
To the front of the property the tarmac driveway provides off road parking and has an adjacent corner flowerbed. Gated access to the rear. To the rear the flagged patio seating area leads onto delightful gardens laid mainly to lawn all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "C"

TENURE
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 25/03/1960. Full details will be provided by our clients Solicitor.

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





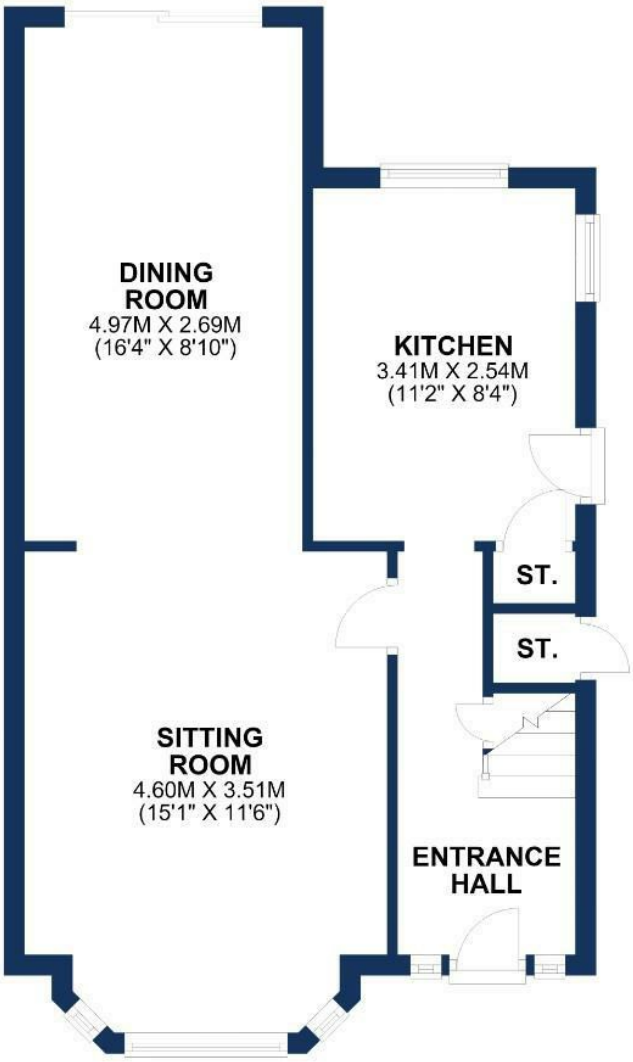




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GROUND FLOOR

APPROX. 45.5 SQ. METRES (489.6 SQ. FEET)



FIRST FLOOR

APPROX. 40.0 SQ. METRES (430.1 SQ. FEET)



TOTAL AREA: APPROX. 85.4 SQ. METRES (919.7 SQ. FEET)

Floorplan for illustrative purposes only

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