



Sylvan Avenue, Timperley, Cheshire, WA15

Guide Price: £500,000

Freehold

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Situated on the ever-popular Sylvan Avenue in Timperley, this attractive and extended three-bedroom semi-detached home offers generous and versatile accommodation, ideal for modern family living.

To the front of the property, a pressed concrete driveway provides convenient off-road parking. Upon entering, the home opens into two well-proportioned reception rooms. The front reception room offers a comfortable space for relaxation, while the rear reception room has been extended, creating an impressive living and dining area with bi-folding doors that open directly onto a decked patio, seamlessly blending indoor and outdoor living.

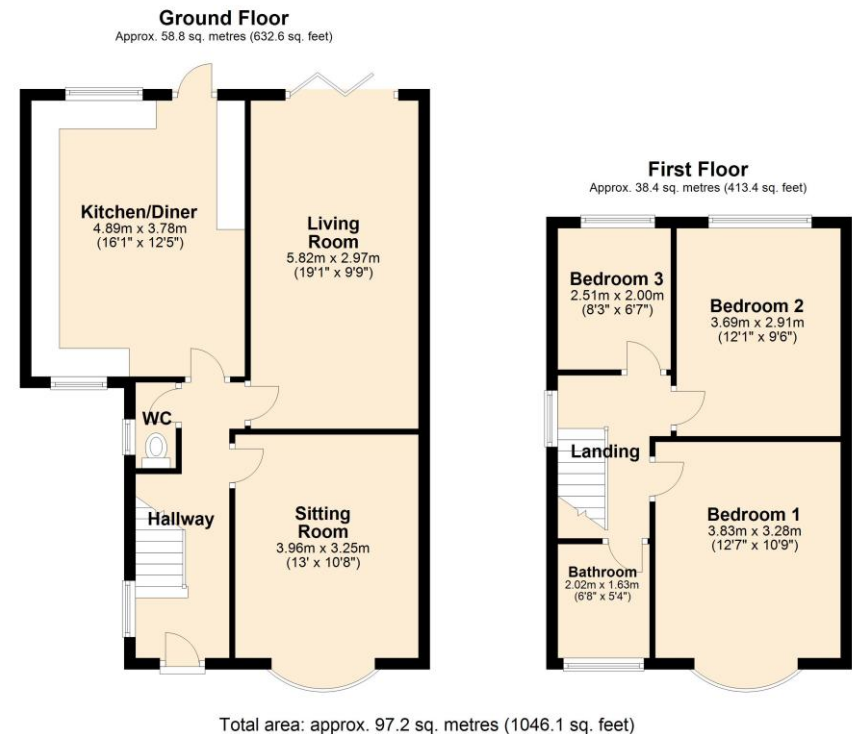
The extended kitchen is fitted with a striking blue range of base and eye-level units, complemented by a selection of integral and free-standing appliances, offering both style and practicality. A downstairs WC completes the ground floor accommodation, adding further convenience for families and guests alike.

To the first floor, there are three bedrooms, all well sized and suitable for a growing family, home office, or guest accommodation. The accommodation is completed by a fitted family bathroom.

Externally, the property boasts a generous rear garden, featuring a raised decked seating area that enjoys open views over the allotments to the rear, providing a pleasant and private outlook.

Sylvan Avenue is ideally located within easy reach of Timperley village, offering a range of local shops, cafés, and amenities. The property is close to the Metrolink, providing excellent transport links into Manchester and surrounding areas, and is also near the Bridgewater Canal, perfect for scenic walks, cycling, and outdoor leisure. Well-regarded schools and green spaces are also close by, making this a highly desirable location for families and professionals alike.

- Freehold
- EPC Grade D
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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