IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









19 BROOK LANE | TIMPERLEY

£425,000

NO ONWARD CHAIN A superbly proportioned semi detached family home in an ideal location within close proximity to local shops plus Navigation Road Metrolink station and lying within the catchment area of highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises recessed porch, entrance hall, open plan sitting/dining room with doors to the rear gardens, fitted kitchen with access to the side and also an inner hallway leading to the cloakroom/WC. three double bedrooms, the principal benefitting from fitted wardrobes and all of which are serviced by the family bathroom with separate WC. Off road parking within the driveway to the front which has adjacent lawned gardens. To the rear the gardens incorporate 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 to appreciate the potential on offer.

POSTCODE: WA15 6RN

DESCRIPTION

This traditional bay fronted semi detached family home is well maintained throughout but offers any prospective purchaser the opportunity to re-model to individual taste. The property has also been extended to provide superbly proportioned living space that needs to be seen to be appreciated.

The accommodation is approached via a recessed porch which leads onto the welcoming entrance hall which provides access onto the open plan sitting/dining room. This open plan space has a focal point of an exposed brick chimney breast and there are sliding doors leading onto the rear garden. Also off the kitchen is access to an inner hallway leading onto the cloakroom/WC.

At first floor level the principal bedroom benefits from fitted wardrobes, drawers and bedside cabinets and there are two further double bedrooms. The accommodation is completed by the bathroom and separate WC. Due to the larger than average size, bedroom one has the potential to be split to create a fourth bedroom. This is illustrated within the floorplan.

To the front of the property the driveway provides off road parking and has adjacent lawned garden with mature hedge and fence borders and there is gated access to the rear.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also access to the external store.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and particularly with Wellington School within easy reach. Navigation Road Metrolink station is easily accessible with Altrincham town centre a little further distant as well as Timperley village centre.

Viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL
Glass panelled hardwood front door. Storage cupboard. Radiator. Stairs to first floor.

OPEN PLAN SITTING/DINING ROOM
23'5" x 13'11" (7.14m x 4.24m)
With PVCu double glazed window to the front. Sliding doors to the rear garden. Exposed brick chimney breast. Two radiators. Plate rail.

BREAKFAST KITCHEN
14'10" x 9'0" (4.52m x 2.74m)
With a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Two radiators. Space for fridge and dishwasher. PVCu double glazed window to the rear. PVCu double glazed door to the side. Telephone point.

INNER HALLWAY
Fitted shelving and access to:

CLOAKROOM
7'0" x 5'4" (2.13m x 1.63m)
With WC and wash hand basin. Opaque PVCu double glazed window to the side. Radiator.

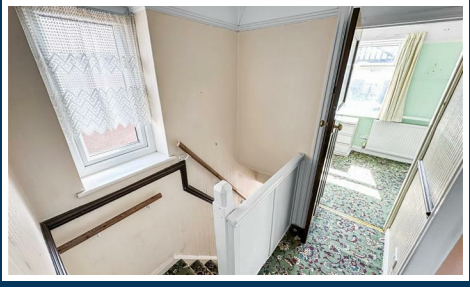
FIRST FLOOR











LANDING
Opaque PVCu double glazed window to the side. Dado rail. Picture rail. Airing cupboard.

BEDROOM 1
16'4" x 12'0" (4.98m x 3.66m)
With PVCu double glazed bay window to the front and an additional adjacent PVCu double glazed window. Fitted wardrobes, drawers and bedside cabinets. Radiator. Picture rail. Due to the larger than average size, bedroom one has the potential to be split to create a fourth bedroom. This is illustrated within the floorplan.

BEDROOM 2
10'11" x 10'5" (3.33m x 3.18m)
Timber framed double glazed window to the rear. Radiator. Picture rail. Loft access hatch.

BEDROOM 3
9'0" x 7'1" (2.74m x 2.16m)
PVCu double glazed window to the front. Radiator.

BATHROOM
7'6" x 5'8" (2.29m x 1.73m)
Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over and wash hand basin. Opaque timber framed double glazed window to the rear. Tiled walls.

OUTSIDE
To the front of the property the drive provides off road parking with gated access to the rear. The driveway benefits from adjacent lawned gardens all with mature hedge and fence borders. To the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also access to an external water feed.

There is an additional storage room with door to the rear which also houses the gas central heating boiler.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX:
Trafford Band "C"

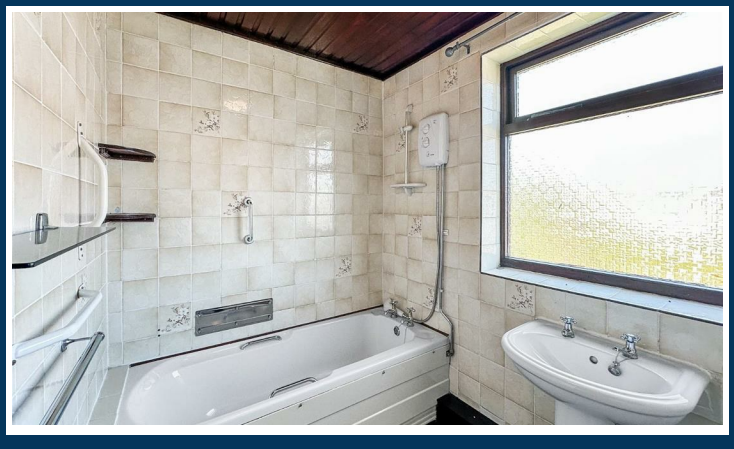
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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



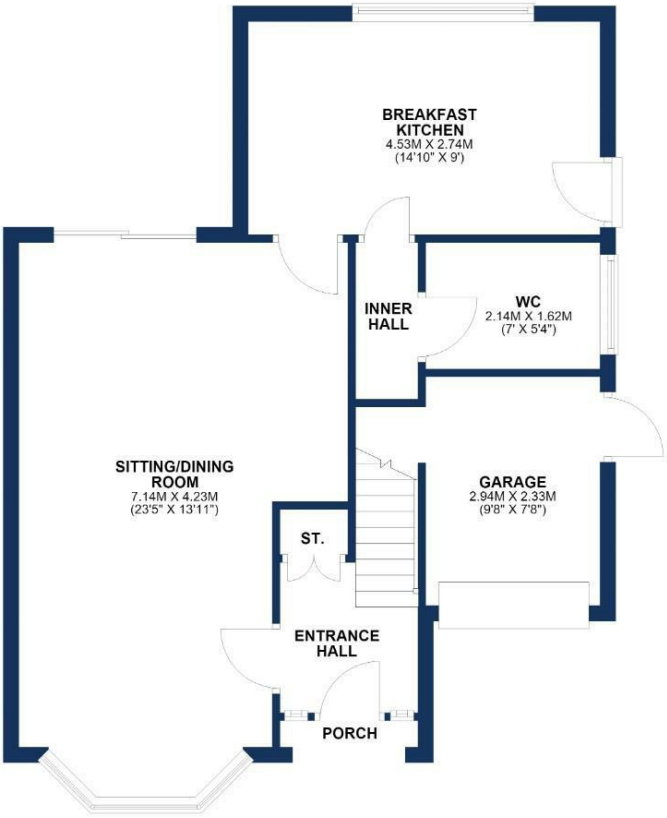






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GROUND FLOOR
APPROX. 57.5 SQ. METRES (619.2 SQ. FEET)



FIRST FLOOR
APPROX. 46.4 SQ. METRES (499.0 SQ. FEET)



TOTAL AREA: APPROX. 103.9 SQ. METRES (1118.2 SQ. FEET)

Floorplan for illustrative purposes only

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