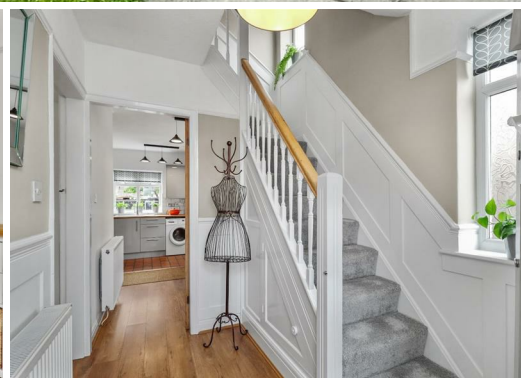




54 ROSSETT AVENUE | TIMPERLEY

OFFERS OVER £425,000

A beautifully presented semi detached family home in a sought after location with south westerly facing gardens to enjoy the sun all day. The accommodation briefly comprises enclosed porch, welcoming entrance hall, open plan sitting/dining room with doors leading to a decked terrace with attractive lawned gardens beyond, fitted breakfast kitchen, three bedrooms and bathroom/WC. Off road parking within the driveway and gated access to the rear. To the rear is a decked seating area with timber pergola plus patio with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6EX

DESCRIPTION

This semi detached family home needs to be seen to be appreciated and is ideally located in a sought after position.

The accommodation is approached by an enclosed porch which leads onto the welcoming entrance hall which provides access onto the open plan sitting/dining room. This reception area has a focal point of a period style fireplace housing the living flame gas fire and there are double doors leading onto a decked terrace with the gardens beyond. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of high gloss units and complete with breakfast bar and door to the side. To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally to the front of the property the driveway provides off road parking and has an adjacent lawned garden with well stocked flowerbeds. Double gates then lead to the rear. To the rear as previously mentioned there is a decked seating area with timber pergola and there is a patio with delightful lawned gardens beyond with well stocked flowerbeds. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools. Timperley Metrolink station is also close by.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door.

ENTRANCE HALL

With original hardwood front door with leaded and stained glass window. Opaque PVCu double glazed window to the side. Spindle balustrade staircase to first floor. Half panelled walls. Radiator. Laminate wood flooring. Picture rail. Understairs storage cupboard.

SITTING/DINING ROOM

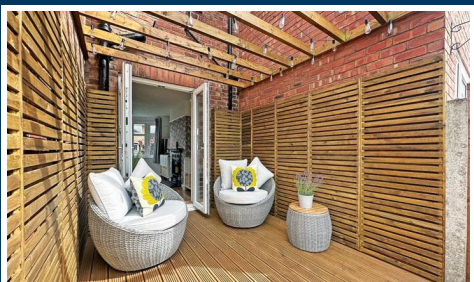
17'5" x 10'11" (5.31m x 3.33m)

With a focal point of a living flame gas fire with period style fireplace and tiled hearth. PVCu double glazed bay window to the front. PVCu double glazed double doors lead onto the decked terrace. Picture rail. Radiator. Laminate flooring. Television aerial point. Telephone point.

KITCHEN

14'5" x 9'5" (4.39m x 2.87m)

Fitted with a comprehensive range of high gloss wall and base units with natural wood work surfaces over incorporating a sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Tiled splashback. PVCu double glazed windows to the side and rear. Composite style door to the side leads to the garden. Part tiled floor. Cupboard housing Worcester combination gas central heating boiler. Breakfast bar. Radiator. Understairs storage cupboard with opaque PVCu double glazed window to the side.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch. Picture rail. Dado rail. Half panelled walls.

BEDROOM 1

11'6" x 10'11" (3.51m x 3.33m)

PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2

11'11" x 9'5" (3.63m x 2.87m)

PVCu double glazed window to the rear. Radiator. Half panelled walls. Picture rail.

BEDROOM 3

8'11" x 6'8" (2.72m x 2.03m)

PVCu double glazed window to the front. Radiator. Half panelled walls. Picture rail.

BATHROOM

7'10" x 5'8" (2.39m x 1.73m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator.

OUTSIDE

To the front of the property the driveway provides off road parking and benefits from an adjacent lawned garden with well stocked flowerbeds and double gates lead to the rear.

To the rear the gardens are a particular feature and incorporate a decked terrace covered with a timber pergola and accessed via the sitting/dining room. Beyond this is a patio seating area with delightful lawned gardens with well stocked flowerbeds leading to a further patio seating area. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

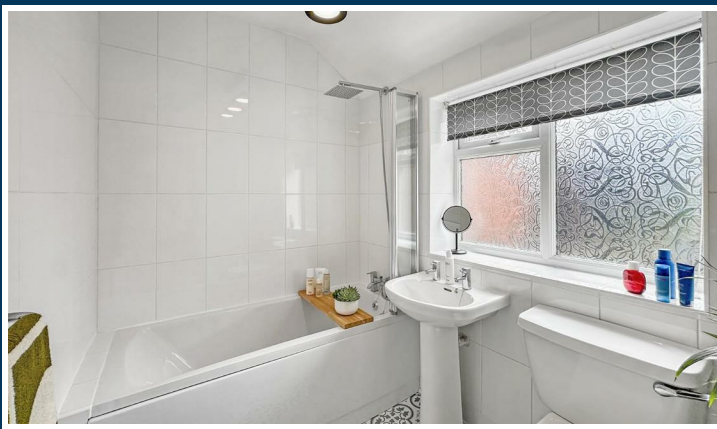
Band "C"

TENURE

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

NOTE

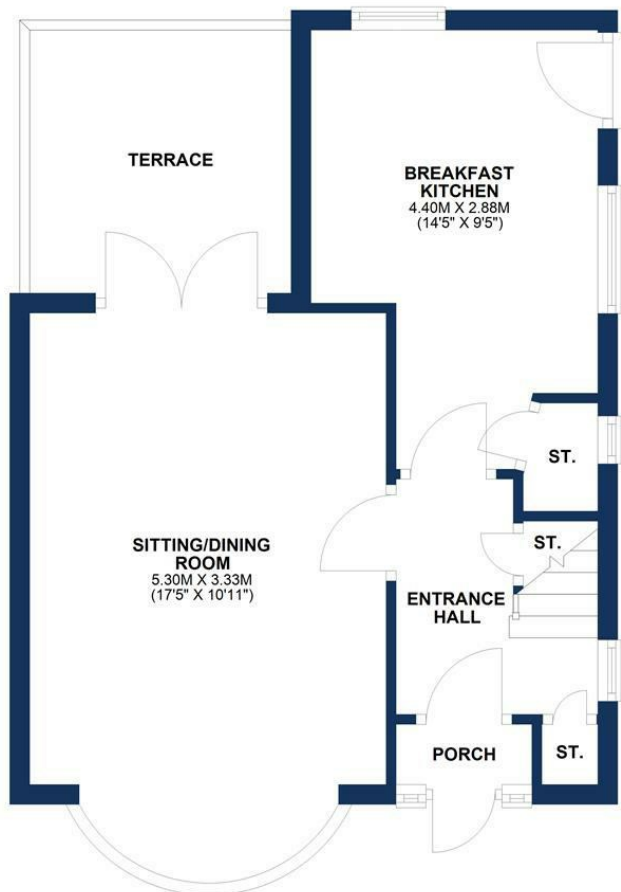
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 34.5 SQ. METRES (371.8 SQ. FEET)



FIRST FLOOR

APPROX. 35.6 SQ. METRES (383.3 SQ. FEET)



TOTAL AREA: APPROX. 70.1 SQ. METRES (755.0 SQ. FEET)

Floorplan for illustrative purposes only



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