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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

## 21 Brookfield Drive

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£495,000

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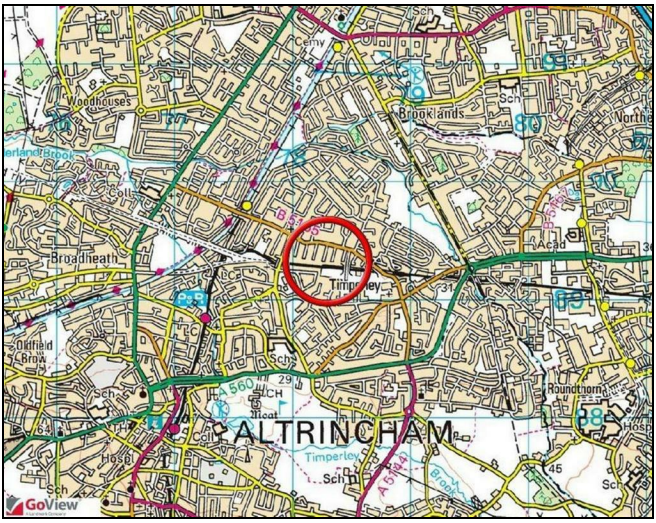
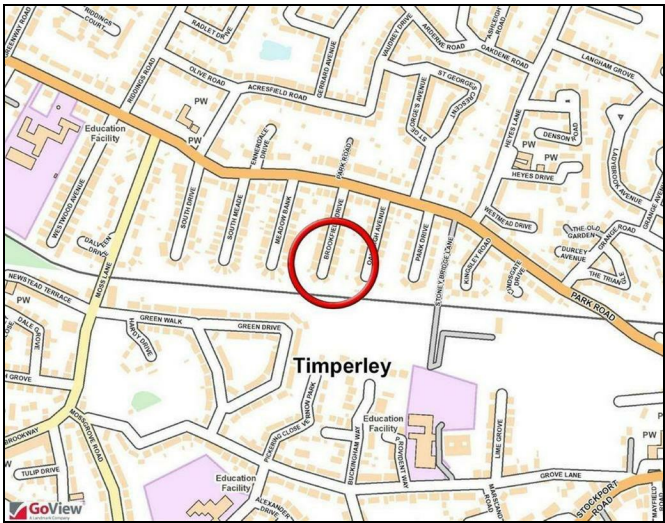
INDEPENDENT ESTATE AGENTS



# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



# overview

A WELL PRESENTED BAY FRONTED SEMI DETACHED ENJOYING A CUL-DE-SAC POSITION CLOSE TO TIMPERLEY VILLAGE, LOCAL SCHOOLS AND THE METRO. 1287sqft.

Hall. GFWC. Lounge. Dining Room. Breakfast Kitchen. Utility. Three Bedrooms. Stylish Bathroom. Driveway. Garage. Gardens. Outside Entertaining Area.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A well presented and extended bay fronted Semi Detached family home, located on a peaceful cul-de-sac close to excellent schools, Timperley Village and the Metrolink.

The property is arranged over Two Floors extending to some 1287 sqft comprising a Hall, WC, Lounge, Dining Room, Conservatory and Breakfast Kitchen and Utility to the Ground Floor and Three Bedrooms and a stylish refitted Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear attractive landscaped Gardens with fantastic entertaining area and Detached Garage.

Comprising:

Enclosed Porch with uPVC doors and built in meter cupboards. Panelled door with stained glass window feature opening to the Entrance Hall, with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation. Stripped and stained floorboards.

Ground Floor WC with uPVC window to the front elevation, wash hand basin and WC. Vaulted ceiling with inset Velux window. Chrome finish heated towel rail. Tiled floor. Underfloor heating. Chrome finish lighting.

Dining Room with uPVC stained glass bay window to the front elevation. Stripped and stained floorboards. Fireplace feature.

Lounge with attractive cast iron stove fire to the chimney breast. Stripped and stained floorboards. UPVC doors and windows open to the Conservatory.

Conservatory of uPVC construction with doors and windows enjoying views over and providing access to the Gardens.

Breakfast Kitchen with part vaulted ceiling, with inset Velux windows and uPVC French doors overlooking and providing access to the Gardens. The Kitchen is fitted with a range of base and eye level units with worktops over, incorporating a breakfast bar, inset into which is a sink with drainer unit and mixer tap over. Integrated appliances include a white double oven with five ring gas hob and extractor fan over, fridge and freezer. There is space for a dishwasher.

Bi-fold doors lead to the Utility Area where there are base and eye level units with worktop over, inset into which is a sink. There is space for a washing machine and dryer. Vaulted ceiling with inset Velux window. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three good Bedrooms, Family Bathroom and Separate WC. UPVC window to the side elevation.

Bedroom One is a Double Room with uPVC bay window to the front elevation. There are built in wardrobes providing ample hanging and storage space.

Bedroom Two is another Double Room with uPVC window to the rear elevation enjoying views over the Gardens. There are built in wardrobes to one side of the chimney breast recess. Loft access point.

Bedroom Three is a Single Room with uPVC bay stained glass window to the front elevation.

The Bedrooms are served by the stunning recently refitted Family Bathroom fitted with a contemporary white suite and black fittings, providing a bath with central taps, separate enclosed shower area with 'drench' shower head, wash hand basin. and WC. UPVC window to the rear elevation. Tiling to the walls and floor.

Externally, the property is approached via a paved Driveway providing off road Parking with stocked borders and retained from the road by way of brick walling and timber fencing.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Breakfast Kitchen and Conservatory. Beyond, there are lawned and gravelled areas with well stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Breakfast Kitchen and Conservatory. Beyond, there are lawned and gravelled areas with well stocked borders.

The vendors have utilised the outdoor space to create a fantastic entertaining area with a fully equipped covered Bar with barrel seating and lighting, which creates a wonderful ambience, perfect for warm summer evenings.

There Garden is enclosed within timber fencing. Detached Single Garage.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1287 Sq. Feet  
= 119.30 Sq. Metres

