IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

25 CROFTON AVENUE | TIMPERLEY

OFFERS OVER £400,000

NO ONWARD CHAIN A traditional semi detached family home in an ideal position within close proximity to outstanding primary and secondary school plus Timperley Metrolink station and with local shops on Riddings Road and Woodhouse Lane East. The accommodation briefly comprises recessed porch, entrance hall, bay fronted sitting room, dining room with bay window overlooking the rear gardens, fitted kitchen, cloakroom/WC, three bedrooms and bathroom/WC. Externally there is off road parking to the front plus gated access towards the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6BZ

DESCRIPTION

Occupying an excellent position lying within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station providing a commuter service into Manchester and with local shops available on Riddings Road and Woodhouse Lane East.

The property is a traditional semi detached family home presented to a high standard and beautifully maintained throughout. A recessed porch leads onto the welcoming entrance hall which in turn provides access onto the bay fronted sitting room. Towards the rear is a separate dining room with bay window overlooking the attractive rear gardens. The kitchen is fitted with a comprehensive range of light wood fronted units with space for all appliances and with access to the side and the ground floor accommodation is completed by the cloakroon/WC.

To the first floor there are three 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 there are gates leading towards the rear. To the rear is a patio seating area with delightful lawned gardens beyond with hedge and fence borders.

A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

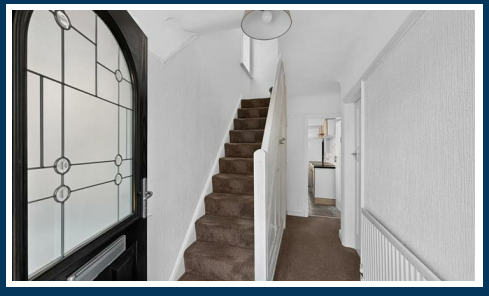
ENTRANCE HALL
Lead effect glass panelled composite front door. PVCu double glazed window to the side. Radiator. Picture rail.

CLOAKROOM
With a low level WC and corner wash hand basin. Opaque PVCu double glazed window to the side. Radiator.

SITTING ROOM
13'10" x 10'9" (4.22m x 3.28m)
PVCu double glazed bay window to the front. Radiator. Television aerial point. Picture rail. Opening to:

DINING ROOM
14'1" x 9'9" (4.29m x 2.97m)
PVCu double glazed bay window to the rear. Radiator. Picture rail.

KITCHEN
16'0" x 6'8" (4.88m x 2.03m)
Fitted with a range of light wood fronted units with contrasting work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. Space for fridge freezer, dishwasher and plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. PVCu double glazed windows to the side and rear. PVCu double glazed door to the side. Radiator. Tiled splashback.



FIRST FLOOR

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

BEDROOM 1
13'10" x 10'11" (4.22m x 3.33m)
PVCu double glazed bay window to the front. Radiator. Picture rail. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 2
11'6" x 9'9" (3.51m x 2.97m)
PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3
7'0" x 5'5" (2.13m x 1.65m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'4" x 6'4" (2.54m x 1.93m)
Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, pedestal wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Chrome heated towel rail. Tiled walls.

OUTSIDE
To the front of the property the driveway provides off road parking and there is gated access to the side and rear.

To the rear is a patio seating area with delightful lawned gardens beyond with mature hedge and fence borders. There is a detached shed plus external water feed.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

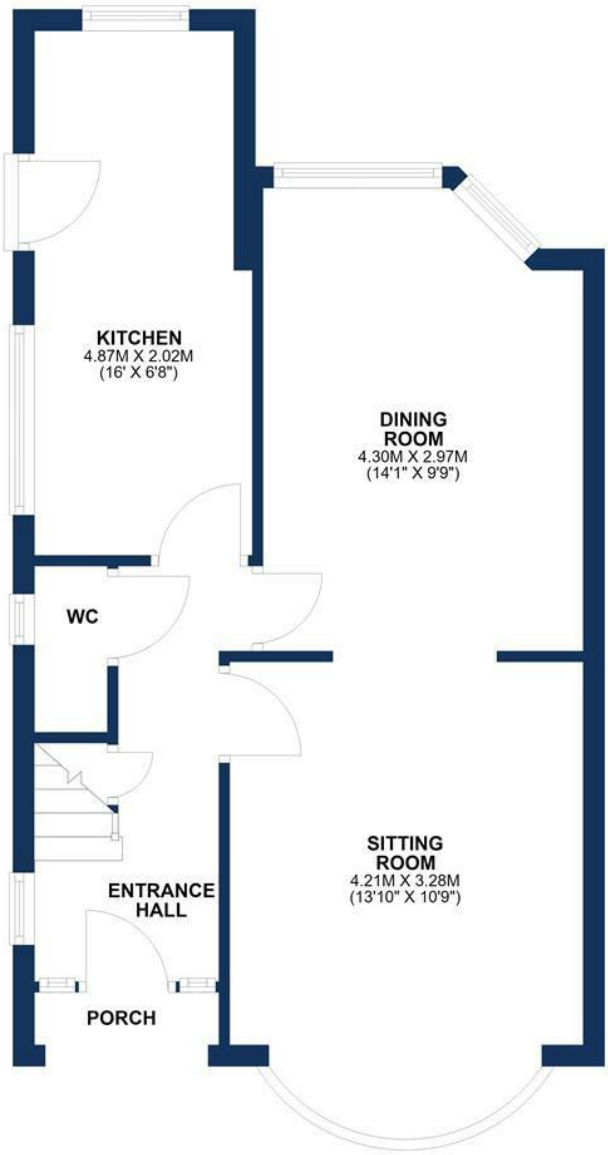
COUNCIL TAX
Trafford Band "C"

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

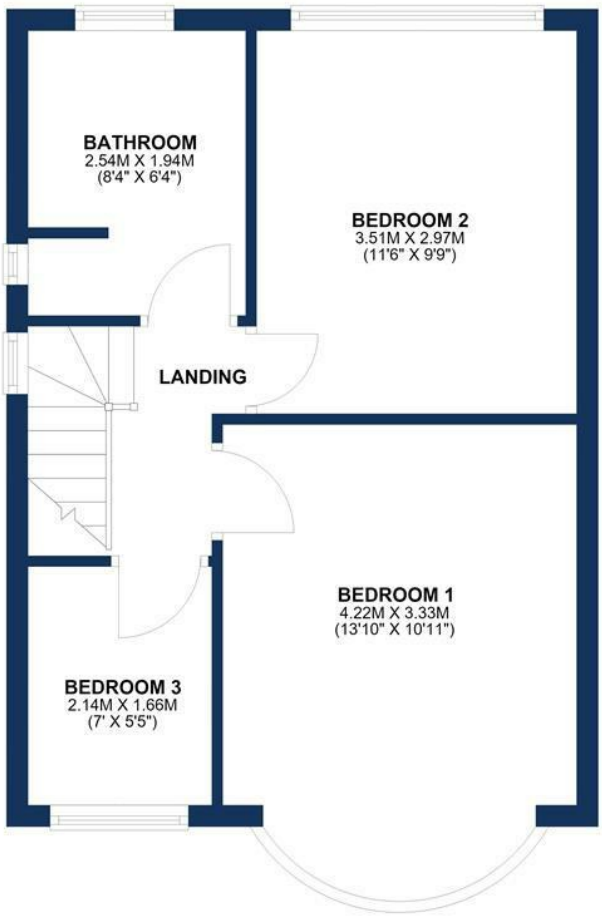
NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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. 42.9 SQ. METRES (461.5 SQ. FEET)



FIRST FLOOR
APPROX. 37.2 SQ. METRES (399.9 SQ. FEET)



TOTAL AREA: APPROX. 80.0 SQ. METRES (861.3 SQ. FEET)

Floorplan for illustrative purposes only

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