IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

41 GERRARD AVENUE | TIMPERLEY

OFFERS OVER £425,000

A traditional bay fronted semi detached family house with substantial external studio and landscaped rear gardens and Ideally positioned in a popular residential location. The superbly presented accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with glazed doors opening onto the gardens, Shaker style fitted kitchen, three bedrooms, modern family bathroom and separate WC. Gas fired central heating and PVCu double glazing. Off road parking within the resin driveway. Detached garage. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

POSTCODE: WA15 6HS

DESCRIPTION

Gerrard Avenue forms part of a highly desirable residential location within the catchment area of highly regarded primary and secondary schools and less than one mile distant from the village centre. Timperley Metrolink station is within easy reach providing a commuter service into Manchester and local shops are available on Heyes Lane.

The superbly presented accommodation is approached beyond an enclosed porch and wide entrance hall which in turn leads onto the well proportioned dining room which is ideal for formal entertaining. A naturally light and spacious sitting room with the focal point of a stone fireplace set upon a polished granite hearth also features a bay window with glazed doors opening onto the rear gardens. The Shaker style fitted kitchen has been extended to incorporate a comprehensive range of units and provides access to the side of the property.

At first floor level there are two excellent double bedrooms, a single bedroom, modern bathroom and separate WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally the brick built studio benefits from fitted storage units, air conditioning and CAT5 data cabling. This substantial detached outbuilding may prove ideal for a variety of uses including as an office, craft room or gym. In addition there is a detached garage providing plentiful storage space.

The resin driveway extends to the side of the property and forms a delightful seating area at the rear with ample space for alfresco dining. The gardens are certainly a feature, laid mainly to lawn with well stocked borders and block paved pathway leading to a raised planting area. There is also a variety of surrounding mature trees all of which combines to create an attractive setting.

ACCOMMODATION

GROUND FLOOR

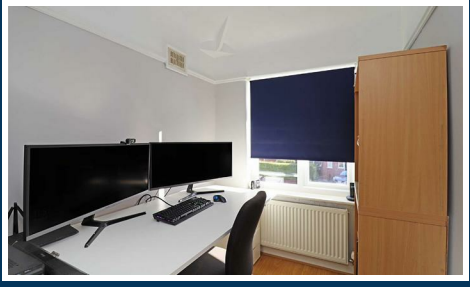
ENCLOSED PORCH
PVCu double glazed/panelled front door and matching surround. Tiled floor.

ENTRANCE HALL
Original leaded light stained glass/panelled door set within matching side-screens. Spindle balustrade staircase to the first floor. Coved cornice. Picture rail. Radiator.

DINING ROOM
13'0" x 11'0" (3.96 x 3.35)
PVCu double glazed curved bay window to the front. Coved cornice. Picture rail. Radiator.

SITTING ROOM
15'7" x 11'0" (4.75 x 3.35)
Stone fireplace with polished granite insert/hearth and coal effect living flame gas fire flanked by two wall light points to the recess. PVCu double glazed angular bay window with double opening glazed/panelled doors to the rear. Natural wood flooring. Coved cornice. Picture rail. Radiator.

KITCHEN
19'6" x 8'2" (5.94 x 2.49)
Fitted with a range of Shaker style wall and base units beneath beneath polished granite work surfaces/up-stands and semi recessed Belfast sink with mixer tap and tiled splash-back. Space for a range cooker and fridge/freezer. Integrated dishwasher. Recess for an automatic washing machine. Under-stair storage cupboard with shelving and opaque PVCu double glazed window to the side. PVCu double glazed/panelled door to the side. Two PVCu double glazed windows to the side. Tile effect flooring. Vertical radiator.



FIRST FLOOR

LANDING
Opaque PVCu double glazed window at half landing level. Spindle balustrade.

BEDROOM ONE
14'3" x 11'2" (4.34 x 3.40)
Curved PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM TWO
11'11" x 11'2" (3.63 x 3.40)
Access to the partially boarded loft space via a folding ladder. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE
7'1" x 6'1" (2.16 x 1.85)
PVCu double glazed window to the front. Laminate wood flooring. Picture rail. Radiator.

BATHROOM
6'1" x 6'0" (1.85 x 1.83)
Fitted with a white/chrome vanity wash basin and panelled whirlpool bath with mixer tap plus thermostatic shower and screen above all set within tiled surrounds. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Stone effect flooring. Recessed low voltage lighting. Extractor fan. Heated towel rail.

WC
With WC and Opaque PVCu double glazed window to the side. Stone effect flooring.

OUTSIDE

DETACHED STUDIO
18'0" x 5'10" (5.49 x 1.78)
Brick built with a pitched tiled roof. Tall fitted storage units containing shelving. Provision for a wall mounted flat screen television. PVCu double glazed sliding windows to the front and side. Two PVCu double glazed windows to the side. Velux window. Tiled floor. Recessed LED lighting. CAT5 date cabled. Air conditioning unit.

DETATCHED GARAGE
Up and over door. Door to the side. PVCu double glazed window to the side. Light and power.

SERVICES
All main services are connected.

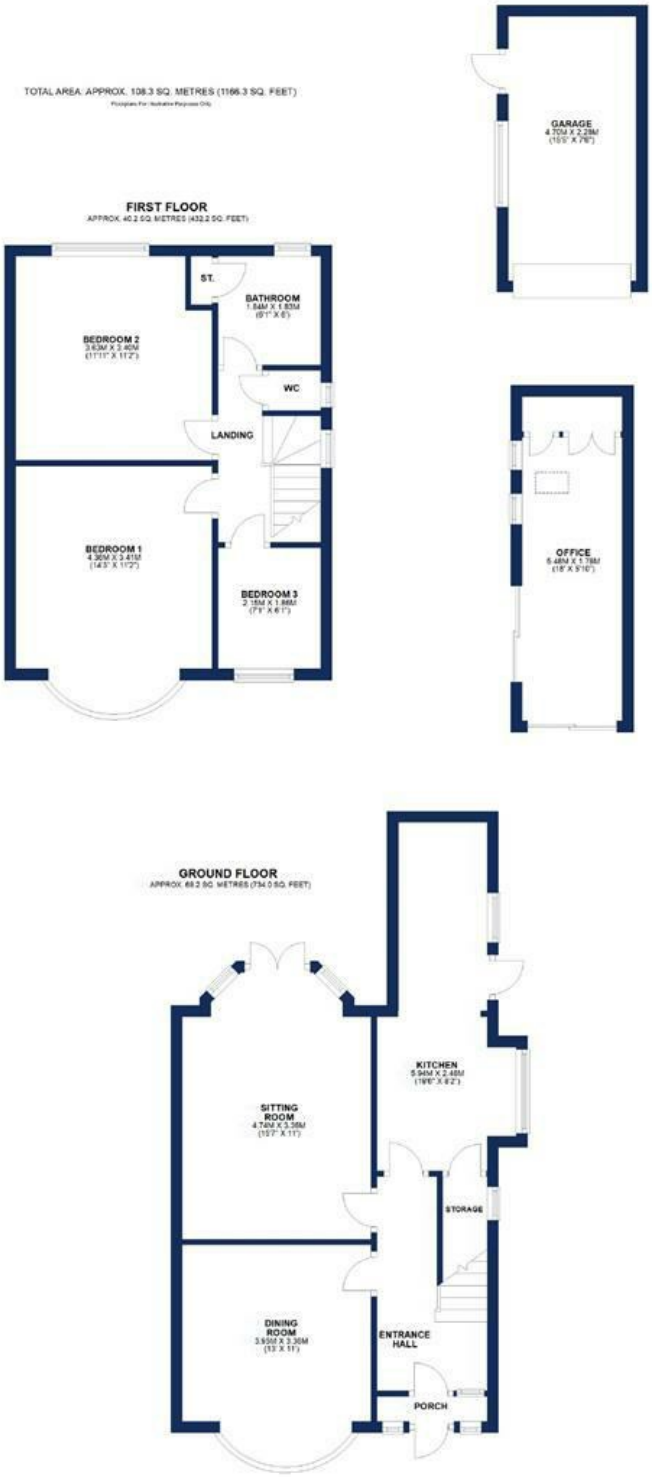
POSSESSION
Vacant possession on completion.

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

COUNCIL TAX
Band "C"

NOTE
No services, appliances, fixtures or 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.



HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM