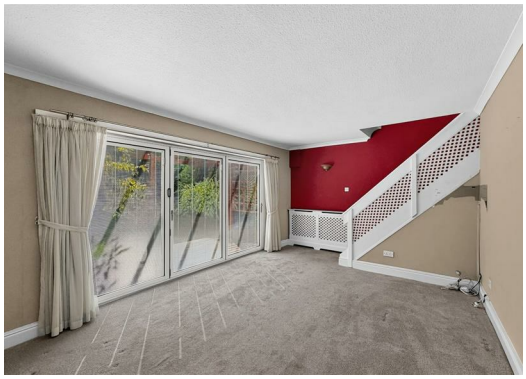
IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









19 FAIRWAY AVENUE | MANCHESTER

£450,000

NO ONWARD CHAIN A superbly proportioned detached family home in a sought after residential location. The accommodation briefly comprises entrance vestibule leading onto a full width dining kitchen with access to the integral garage and door leading onto the sitting room at the rear. From the sitting room there are bi folding doors leading onto the beautiful rear gardens which need to be seen to be appreciated. From the sitting room the staircase leads to the first floor where there are three well proportioned bedrooms and bathroom/WC. Externally to the front of the property the driveway provides ample off road parking and has lawned gardens whilst to the rear is a patio seating area with extensive lawns beyond. The rear gardens are a particular feature enjoying a high degree of privacy and southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: M23 9JP

DESCRIPTION

Set well back from the carriageway the property stands within mature gardens incorporating a driveway providing ample off road parking to the front with adjacent lawned gardens whilst to the rear is a patio seating area with extensive lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

The accommodation is superbly proportioned throughout and is approached via an entrance vestibule which leads onto the full width dining kitchen which is fitted with a comprehensive range of light wood wall and base units and also provides access onto the integral garage. From the dining kitchen there is a doorway to the sitting room at the rear which has bi folding doors leading onto the attractive rear gardens and also with staircase to the first floor.

To the first floor there are three bedrooms all of which benefit from fitted wardrobes and are serviced by the bathroom/WC fitted with a white suite with chrome fittings.

The location is ideal being well placed for the surrounding network of motorways and access to the Metrolink service at Brooklands providing a commuter service into Manchester. Timperley village is close by for shopping.

A superb family home in an excellent location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor. Cloaks cupboard. Glass panelled door to:

DINING KITCHEN

18'4" x 9'0" (5.59m x 2.74m)

Running the full width of the property and fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker. Integrated fridge and dishwasher. Space for table and chairs. Two PVCu double glazed windows to the front. Tiled floor. Tiled splashback. Radiator. Stainless steel extractor hood. Telephone point. Door to garage.

SITTING ROOM

18'4" x 11'7" (5.59m x 3.53m)

With bi folding doors to the attractive south facing rear gardens. Two radiators. Stairs to first floor. Television aerial point. Telephone point. Ceiling cornice.

FIRST FLOOR

LANDING

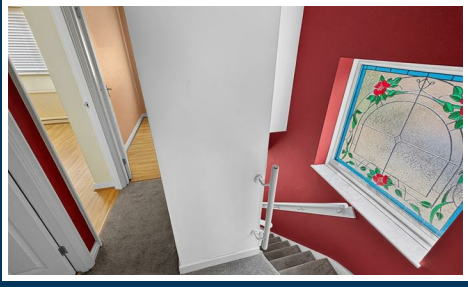
Leaded and stained effect PVCu double glazed window to the side. Radiator. Loft access hatch. Airing cupboard.











BEDROOM 1
10'7" x 9'5" (3.23m x 2.87m)
PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Laminate flooring. Radiator.

BEDROOM 2
11'8" x 10'7" (3.56m x 3.23m)
With PVCu double glazed window overlooking the attractive rear gardens. Fitted wardrobes. Laminate flooring. Radiator. Telephone point.

BEDROOM 3
8'4" x 8'2" (2.54m x 2.49m)
PVCu double glazed window overlooking the attractive rear gardens. Fitted wardrobe. Laminate flooring. Radiator.

BATHROOM
7'4" x 5'5" (2.24m x 1.65m)
Fitted with a white suite with chrome fittings comprising panelled bath, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls.

OUTSIDE

INTEGRAL GARAGE
25'11" x 13'1"` (7.90m x 3.99m)
With up and over door to the front. PVCu double glazed door and window to the rear. Light and power. Door to the dining kitchen. Hot and cold water feed. Wall mounted combination gas central heating boiler.

To the front of the property the flagged driveway provides ample off road parking and benefits from adjacent lawned gardens. To the rear the gardens incorporate a patio seating area with extensive private lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Manchester Band "D"

TENURE
We are informed the property is held on a Leasehold basis for the residue of 154 year term commencing 15/05/1964. Full details will be provided by our clients Solicitor.

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



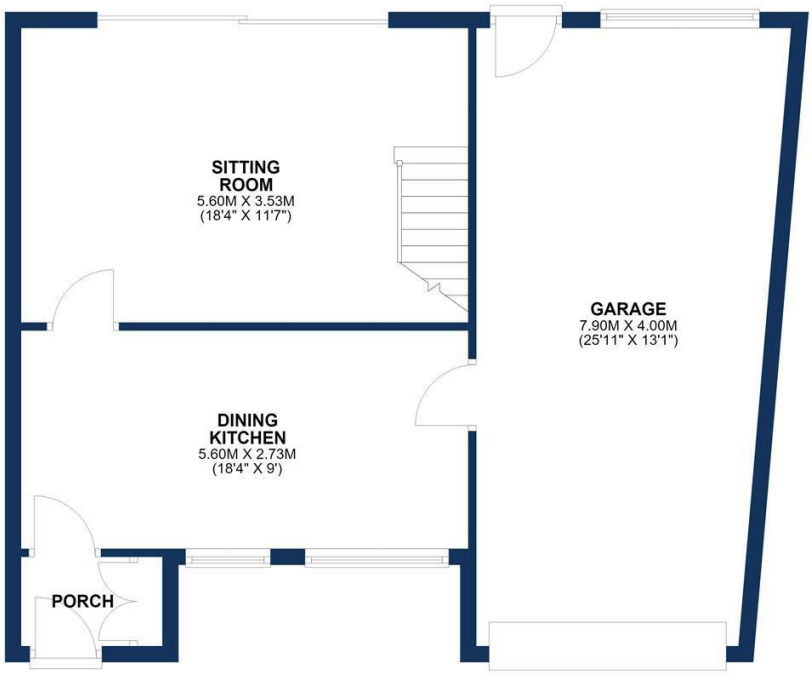






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GROUND FLOOR
APPROX. 67.2 SQ. METRES (723.8 SQ. FEET)



FIRST FLOOR
APPROX. 36.5 SQ. METRES (392.7 SQ. FEET)



TOTAL AREA: APPROX. 103.7 SQ. METRES (1116.5 SQ. FEET)

Floorplan for illustrative purposes only

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