IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

24 BRADLEY CLOSE | TIMPERLEY

£550,000

A superbly proportioned and beautifully presented extended semi detached family home in a sought after cul de sac location. The accommodation briefly comprises welcoming entrance hall, front sitting room, impressive open plan living dining kitchen to the rear with adjacent separate utility room and with doors onto the rear gardens, shower room/WC. To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings. Externally there is off road parking to the front and gated access to the rear. To the rear the gardens incorporate two patio seating areas with delightful lawned gardens between with well stocked flowerbeds and all enjoying a high degree of privacy. There is also the added benefit of a detached bar within the rear garden with double doors to the front leading to the bar area with adjacent booth style seating. There is also an attached storage shed. Viewing is highly recommended to appreciate the property on offer.

POSTCODE: WA15 6SH

DESCRIPTION

This superb semi detached family home has been extended to provide superbly proportioned living space throughout and presented to a high standard which needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which provides access onto the front sitting room with a focal point of an electric fireplace whilst to the rear is an impressive open plan living dining kitchen overlooking and with access to the rear garden. The dining kitchen is fitted with a comprehensive range of units and also features a central island with breakfast bar. The ground floor accommodation is completed by a separate utility room and also the shower room/WC.

To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the block paved driveway provides off road parking and there is gated access to the rear. To the rear the gardens incorporate two patio seating areas with delightful lawned gardens between with well stocked flowerbeds and all enjoying a high degree of privacy. There is an external water feed to the rear and external power points to the front and rear.

The added benefit of the property is that there is a detached bar within the rear garden with double doors to the front leading to the bar area with adjacent booth style seating. There is light and power to the bar and also an attached storage shed.

The location is ideal being within easy reach of Navigation Road Metrolink station which provides a commuter service into Manchester and there are also local shops at the bottom of Deansgate Lane. The more comprehensive shopping centre of Altrincham is only a short distance away and Timperley village centre is also within easy reach. The property lies within the catchment area of highly regarded primary and secondary schools including Wellington School.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled leaded effect composite front door. Ceiling cornice. Radiator. Spindle balustrade staircase to first floor.

SITTING ROOM

16'8" x 11'5" (5.08m x 3.48m)

With PVCu double glazed bay window to the front. Electric fireplace. Television aerial point. Telephone point. Radiator. Ceiling cornice. Sliding glass panelled front door to:

LIVING DINING KITCHEN

24'6" x 17'1" (7.47m x 5.21m)

Also accessed via the entrance hall and with a comprehensive range of wall and base units with black work surface over incorporating a sink unit with drainer. Central island provides further storage and breakfast bar. Space for Range oven and fridge freezer. Integrated dishwasher and wine fridge. Stainless steel extractor hood. Ample space for dining suite. PVCu double glazed double doors to the rear garden. PVCu double glazed window overlooks the rear garden PVCu double glazed door to the side. Two Velux windows to the rear. Recessed low voltage lighting. Two radiators. Television aerial point. Access to understairs storage cupboard.

UTILITY

6'1" x 6'0" (1.85m x 1.83m)

With fitted work surface with plumbing for washing machine and space for dryer beneath. Opaque PVCu double glazed window to the side. Extractor hood. Radiator.

SHOWER ROOM

7'5" x 3'3" (2.26m x 0.99m)

With a white suite with chrome fittings comprising shower cubicle, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Extractor fan.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Recessed low voltage lighting. Loft access hatch with pull down ladder to boarded loft space with light.

BEDROOM 1
12'10" x 10'7" (3.91m x 3.23m)
PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Ceiling cornice.

BEDROOM 2
12'0" x 10'7" (3.66m x 3.23m)
With PVCu double glazed window overlooking the rear gardens. Radiator. Fitted wardrobes. Television aerial point. Ceiling cornice.

BEDROOM 3
6'8" x 6'5" (2.03m x 1.96m)
With PVCu double glazed window to the front. Storage cupboard. Ceiling cornice. Radiator.

BATHROOM
8'7" x 6'7" (2.62m x 2.01m)
Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over. Vanity wash basin and WC. Opaque PVCu double glazed windows to the side and rear. Tiled walls. Recessed low voltage lighting. Ceiling cornice. Extractor fan. Radiator. Cupboard housing Worcester combination gas central heating boiler.

OUTSIDE

BAR
14'6" x 9'2" (4.42m x 2.79m)
With double doors to the front. Bar area with adjacent booth style seating. Light an power. Attached storage shed.

To the front of the property the block paved drive provides off road parking and there is gated access to the rear. Immediately to the rear is a patio seating area with delightful lawned gardens beyond and additional patio seating area. There is an external water feed to the rear plus power point and additional power point to the front. The rear gardens also enjoy a high degree of privacy.

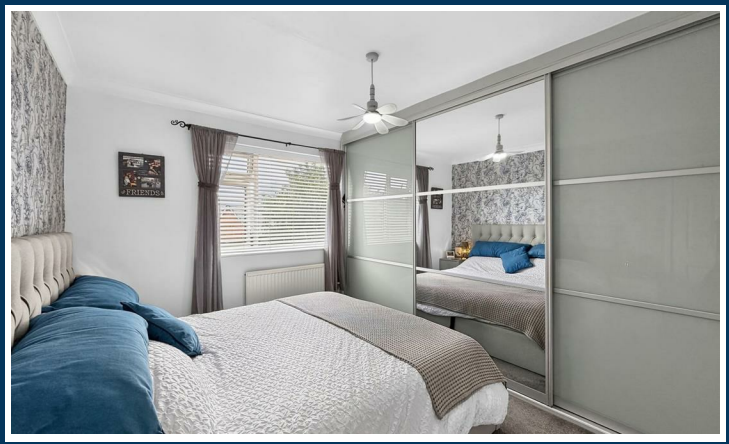
SERVICES
All main services are connected.

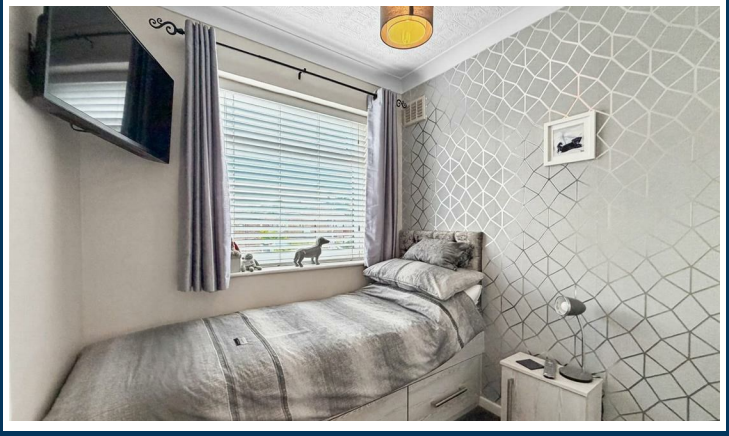
POSSESSION
Vacant possession upon completion.

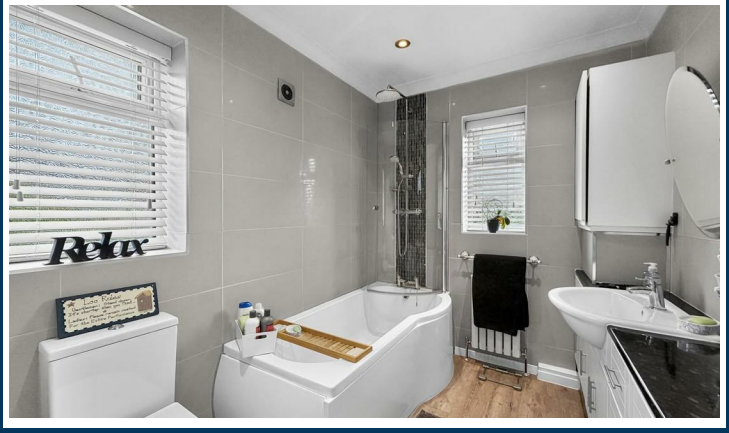
COUNCIL TAX
Trafford Band "C"

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 year term commencing 15/02/1960 and subject to a Ground Rent of £30.00 per annum. 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.







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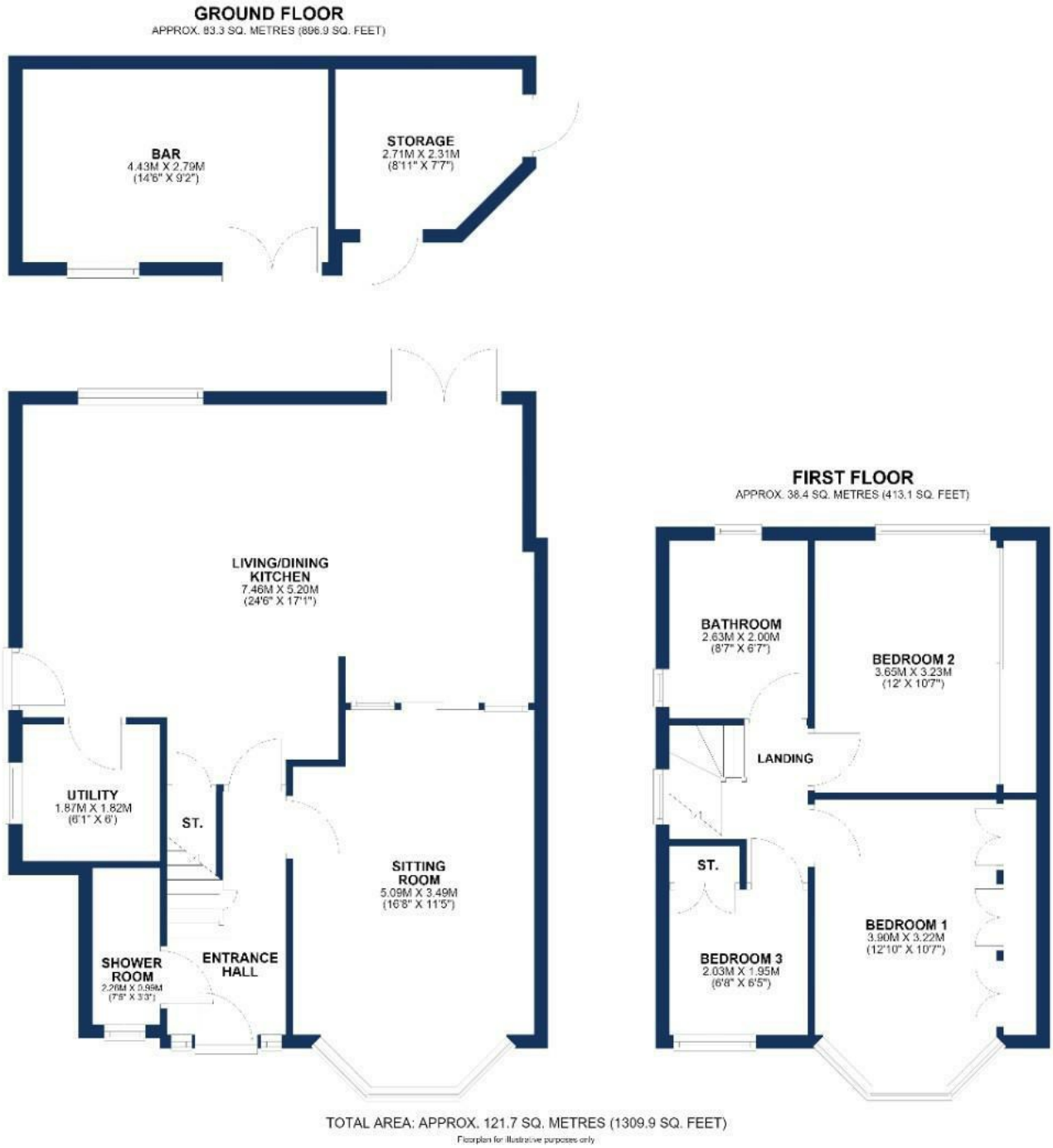

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