IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









37 BROOKFIELD AVENUE | TIMPERLEY

OFFERS OVER £600,000

A superb semi detached family home nestled towards the head of this quiet cul de sac but ideally positioned within close proximity to Timperley Metrolink station and with views over school playing fields to one side and south facing gardens to the rear. The accommodation briefly comprises welcoming entrance hall, bay fronted lounge, rear open plan space with living dining kitchen with doors to the rear garden and side patio seating area and opening onto a separate family room with sitting room beyond with doors onto the rear gardens, separate utility room with cloakroom/WC, principal bedroom with en-suite shower room/WC, two further double bedrooms and family bathroom/WC to the first floor and fourth bedroom within the converted loft space. To the front of the property the drive provides off road parking and has adjacent lawned gardens and gated access to the side. To the side is a large patio seating area whilst to the rear are delightful lawed gardens enjoying a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6TH

DESCRIPTION

This traditional semi detached family home has been extended over the years to create superb living space which needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall with to the front of the property a separate lounge whilst to the rear is an impressive open plan living dining kitchen complete with breakfast bar, extensive units and with doors to the side patio and south facing rear gardens. Adjacent to the open plan living dining kitchen is a further family room and sitting area again with doors onto the rear gardens. The ground floor accommodation is completed by the cloakroom /WC and separate utility room.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are two further double bedrooms serviced by the family bathroom. The family bathroom is fitted with a modern white suite with chrome fittings. The loft has also been converted to provide a fourth bedroom.

To the front of the property the drive provides off road parking and has an adjacent lawned garden with gated access to the side. To the rear the gardens are laid mainly to lawn and have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day. There is the added benefit of an external water feed and power point.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station and local shops on Park Road,

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door. Tiled floor.

ENTRANCE HALL
With leaded and stained effect glass panelled composite front door. Radiator. Stairs to first floor. Ceiling cornice.

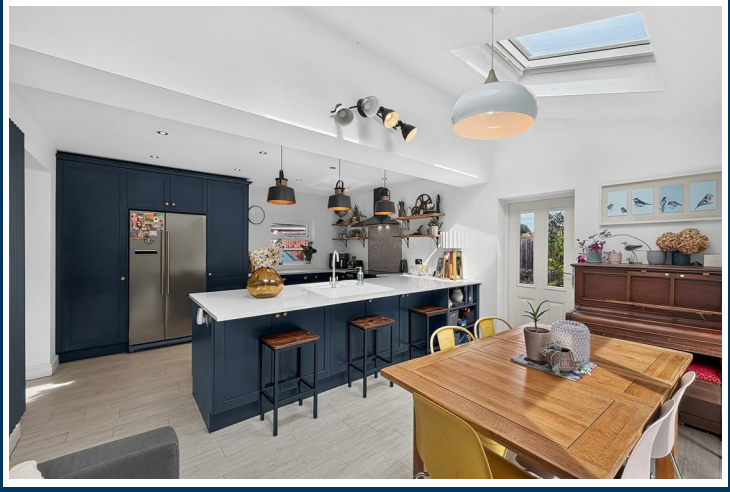
LOUNGE
15'9" x 11'1" (4.80m x 3.38m)
With PVCu double glazed bay window to the front. Radiator. Picture rail. Ceiling cornice. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN
20'1" x 15'0" (6.12m x 4.57m)
A superb open plan space with a comprehensive range of wall and base units with quartz work surface over incorporating 1 1/2 bowl sink unit plus large breakfast bar. Space for Range oven and American style fridge freezer. Fitted extractor hood. Integrated dishwasher. Ample space for dining and living suites. Bi folding doors provide access to the south facing rear gardens and there is an additional door to the side patio. PVCu double glazed window to the front. Radiator. Two Velux windows to the rear. Recessed low voltage lighting. Opening to:

FAMILY ROOM
11'10" x 10'4" (3.61m x 3.15m)
With a focal point of a log burner.

SITTING ROOM
11'1" x 9'8" (3.38m x 2.95m)
With a focal point of a log burner set within an exposed brick chimney breast. Two radiators. Access to under stairs storage cupboard. Double doors lead onto the south facing rear gardens. Ceiling cornice. Velux window to the rear. Television aerial point.

UTILITY
6'9" x 6'7" (2.06m x 2.01m)
With work surface with plumbing for washing machine and space for dryer beneath. Radiator. PVCu double glazed window to the side. Wall mounted gas central heating boiler.











WC
With WC and wash hand basin. Opaque PVCu double glazed window to the front. Extractor fan. Tiled splashback. Fitted storage cupboard.

FIRST FLOOR

LANDING
Picture window to the side overlooking school playing fields. Picture rail. Stairs to second floor.

BEDROOM 1
11'8" x 10'4" (3.56m x 3.15m)
With PVCu double glazed window to the rear overlooking the gardens. Radiator.

EN-SUITE
10'4" x 3'3" (3.15m x 0.99m)
Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the front. Extractor fan. Tiled splashback. Chrome heated towel rail.

BEDROOM 2
11'10" x 10'4" (3.61m x 3.15m)
PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3
11'1" x 10'4" (3.38m x 3.15m)
PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM
10'1" x 6'0" (3.07m x 1.83m)
With a white suite with chrome fittings comprising bath with mixer shower, wash hand basin and WC. Opaque PVCu double glazed window to the front. Radiator. Dado rail. Tiled splashback. Fitted storage cupboard.

SECOND FLOOR

BEDROOM 4
16'9" x 11'3" (5.11m x 3.43m)
With PVCu double glazed window to the rear and Velux window to the front. Radiator.

OUTSIDE
To the front of the property the drive provides off road parking and has adjacent lawned gardens and gated access to the rear. To the side and rear is a large patio seating area with delightful lawned gardens beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. There is also access to an external water feed and power point.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

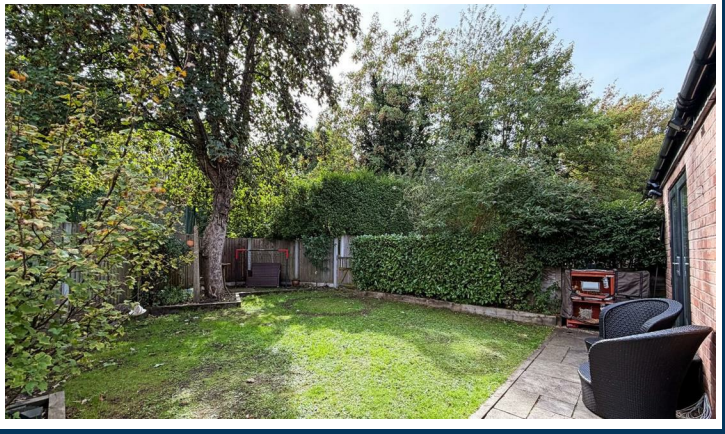
COUNCIL TAX
Trafford Band "D"

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.

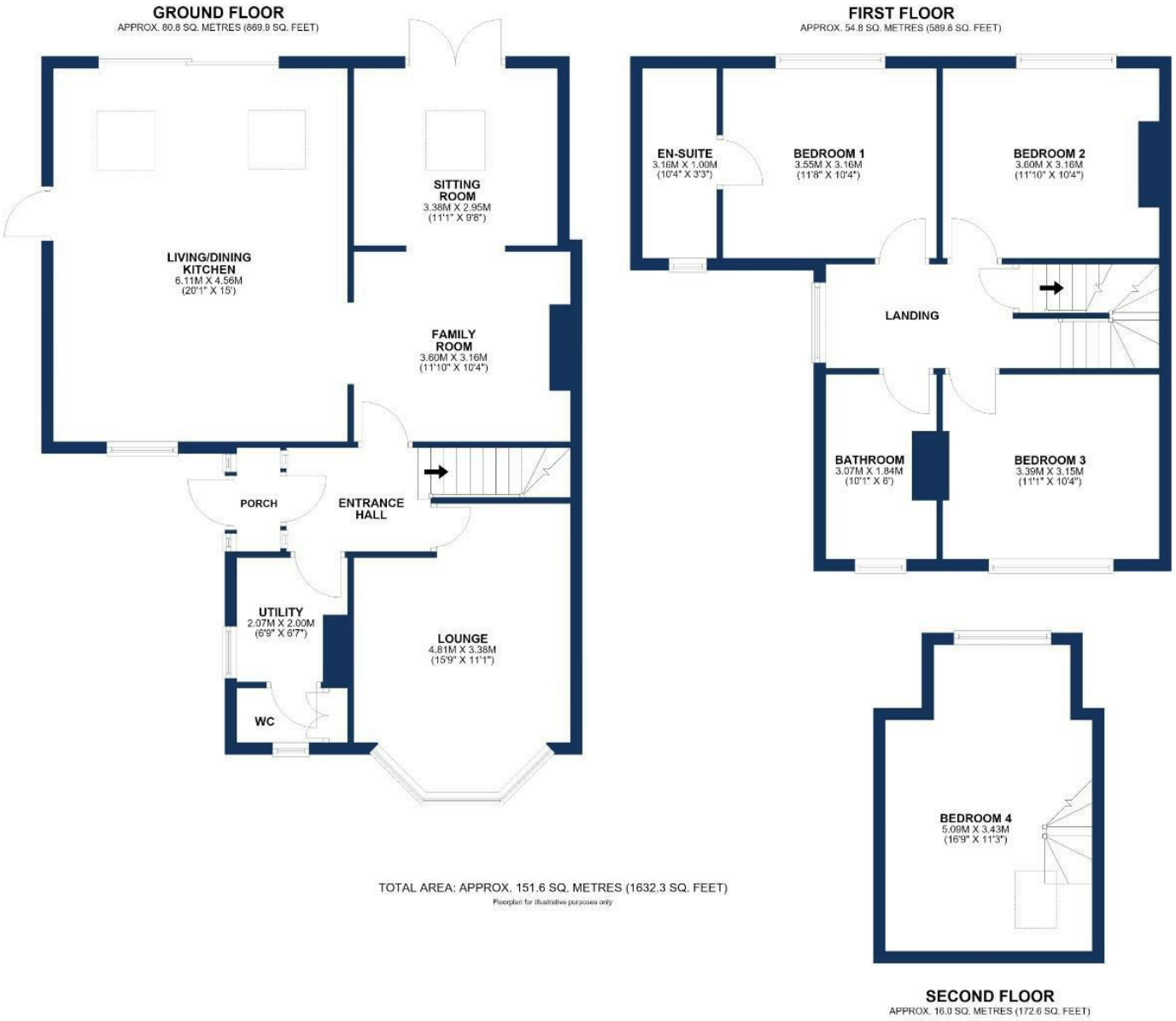








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TOTAL AREA: APPROX. 151.6 SQ. METRES (1632.3 SQ. FEET)

Floorplan for illustrative purposes only

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