Thompson's Estate Agents

# Brook Avenue
Timperley WA15 6SJ

## Offers in Excess of £495,000

**** A traditional three bedroom semi detached family home with a spacious extension to the rear *** To the ground floor there is a welcoming entrance hallway with entrance porch, separate lounge, and an open plan, extended kitchen and dining room with a modern fitted kitchen and bi-folding doors onto the rear garden. To the first floor there are three bedrooms, a shower room and a separate W.C. Outside you will find a large block paved driveway suitable for off road parking for two vehicles and to the rear a well manicured garden with a paved patio area, mature flower beds, lawn, hot tub and pergola and a spacious garden room with lighting and electric, ideal for a home office. Positioned within a popular part of Timperley within walking distance to Wellington Road Secondary School, Navigation Metrolink and train station, Timperley Village and Altrincham Town Centre. A popular location for young professionals and families alike. Viewings are to be arranged by contacting the office!

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**Entrance Porch**
Composite door to the front, built in storage and wooden internal door into the entrance hallway.

**Entrance Hallway**
Laminate flooring, ceiling light point, wall mounted radiator, plug points, under stairs storage and carpeted stairs to the first floor.

**Lounge**
Carpeted flooring, ceiling light point, double glazed widow to the front, wall mounted radiator, plug points and television point.

**Open plan kitche/diner**
Laminate flooring, ceiling spot lights, three Velux windows, bi-folding doors onto the rear garden, two anthracite wall mounted radiators Fitted with a range of dark grey gloss 'J' handle wall and base unit cupboards with roll top work surfaces and tiled splash backs. Sink with mixer tap, integrated fridge/freezer and washing machine. Space for a range cooker and over head extractor.

**First Floor Landing**
Carpeted stairs and landing, double glazed window and recessed shelving, ceiling light point, plug point, loft hatch and access to all rooms.

**Master bedroom**
Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

**Bedroom Two**
Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

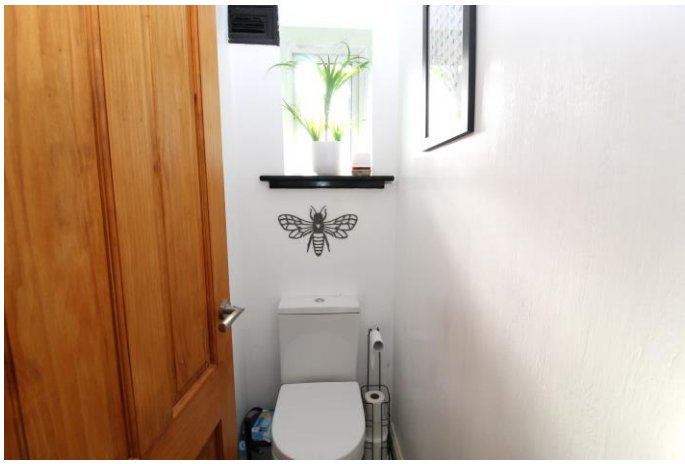
**Bedroom Three**
Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

**W.C**
Vinyl flooring, ceiling light point, double glazed window to the front and pedestal W.C

**Shower room**
Large walk in shower, vanity sink with shelving underneath, black hardware, black wall mounted towel radiator, double glazed window to the side, ceiling spot lights and tiled walls and floor.

**Outside**
Sunny rear garden with a paved patio, well maintained flower beds, lawn, hot tub under a pagoda, sheds for storage and a garden room with power and electric. Access to the side with wooden gates to the front and outside tap. To the front there's a spacious block paved driveway suitable for off road parking for a couple of cars, composite fencing and access to the back garden via a wooden gate.

**Garden Room**
A spacious 15FT room with lighting, power, two double glazed windows and double glazed patio doors onto the rear garden. A versatile space, currently used as a sitting area but could easily be a home office, study or games room.



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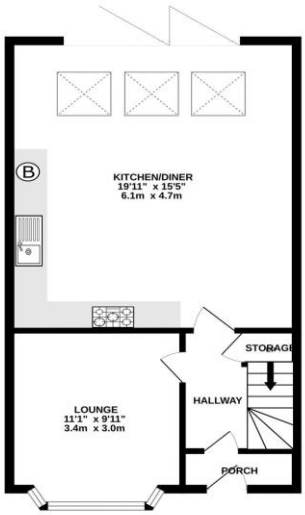
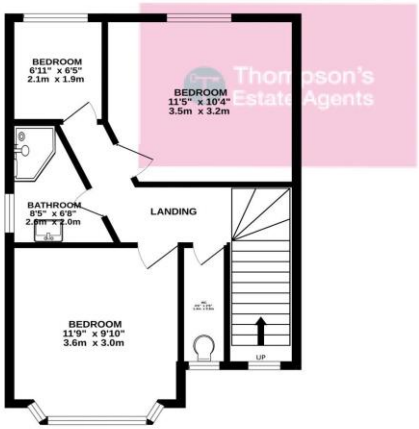
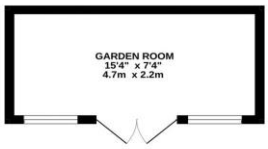
GROUND FLOOR




1ST FLOOR




GARDEN ROOM




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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