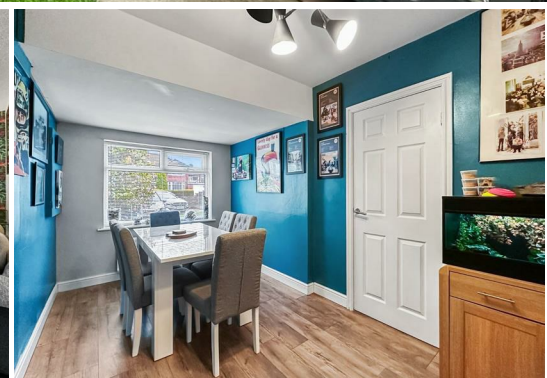




38A BROOK AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £525,000

A deceptively spacious semi detached family home ideally positioned within close proximity of Timperley village centre and Altrincham town centre and lying within the catchment area of Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, fitted kitchen, dining room, full width living room opening onto a secondary seating area with doors onto the private rear garden and with adjacent utility/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC and the accommodation is completed by a useful loft room. To the front of the property is ample off road parking and lawned gardens whilst to the rear is a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6SJ

DESCRIPTION

This extended semi detached family home is well placed being in the catchment area of highly regarded primary and secondary schools and within walking distance of Wellington School. The property is also within easy reach of Navigation Road Metrolink station providing a commuter service into Manchester and there is easy access into Altrincham town centre and Timperley village centre.

The accommodation is well presented throughout and is approached via an enclosed porch which leads onto the entrance hall. Towards the front of the property is a fitted kitchen with a comprehensive range of contemporary units whilst to the other side is a separate dining room. Towards the rear of the property the extension has provided an impressive open plan sitting/living room with doors leading onto the attractive westerly facing gardens at the rear. The ground floor accommodation is completed by the large utility room/WC which is a useful addition.

To the first floor there are three well proportioned bedrooms serviced by the modern family bathroom/WC. There is also the added benefit of a loft room accessed via stairs from the landing which needs to be seen to be appreciated.

Externally to the front of the property the drive provides off road parking and has adjacent lawns with fence borders and there is gated access to the rear. Towards the rear is a patio seating area with delightful lawns beyond all of which benefit from a high degree of privacy. The gardens also have a westerly aspect to enjoy the afternoon and evening sun.

A superb family home with deceptively spacious accommodation and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. Oriel bay window to the side.

ENTRANCE HALL

Glass panelled front door. Laminate flooring. Radiator. Stairs to first floor. Recessed low voltage lighting. Opening to:

KITCHEN

11'8" x 8'4" (3.56m x 2.54m)

Fitted with a contemporary range of wall and base units with work surface over incorporating a sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel extractor hood. Plumbing for washing machine. Space for dishwasher. Tiled splashback. PVCu double glazed window to the front. Recessed low voltage lighting.

DINING ROOM

14'5" x 8'1" (4.39m x 2.46m)

PVCu double glazed window to the front. Laminate flooring. Radiator.

LIVING ROOM

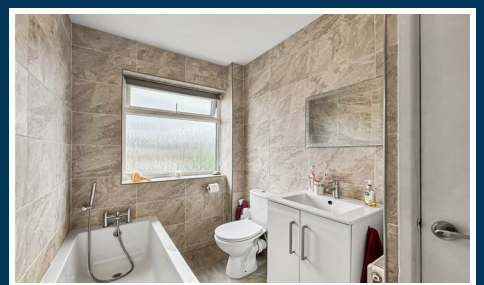
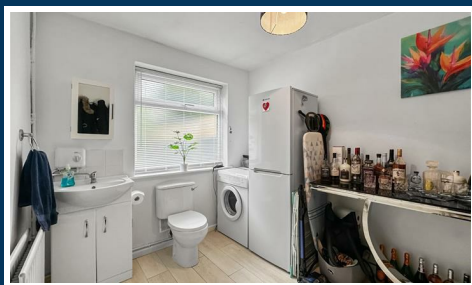
20'4" x 13'3" (6.20m x 4.04m)

With a focal point of a living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point. Opening to:

SITTING ROOM

11'7" x 9'11" (3.53m x 3.02m)

With PVCu double glazed double doors to the rear garden. Radiator.



UTILITY

9'11" x 8'0" (3.02m x 2.44m)

With WC and vanity wash basin. Plumbing for washing machine. Space for fridge freezer. Laminate flooring. PVCu double glazed window to the rear. Radiator.

FIRST FLOOR

LANDING

Access to loft room.

BEDROOM 1

12'11" x 11'3" (3.94m x 3.43m)

With PVCu double glazed window to the rear overlooking the garden. Fitted mirror fronted wardrobes. Radiator.

BEDROOM 2

10'3" x 9'1" (3.12m x 2.77m)

PVCu double glazed window to the rear overlooking the garden. Radiator.

BEDROOM 3

14'3" x 6'0" (4.34m x 1.83m)

Superb third bedroom with two PVCu double glazed windows to the front. Radiator.

BATHROOM

11'6" x 5'9" (3.51m x 1.75m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, separate tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the front. Radiator. Airing cupboard housing recently installed combination gas central heating boiler.

LOFT ROOM

17'11" x 9'5" (5.46m x 2.87m)

A useful loft room with Velux window to the rear. Fitted storage cupboards and access to further storage within the eaves.

OUTSIDE

To the front of the property the flagged drive provides off road parking and has adjacent lawned gardens with fence borders. There is gated access towards the rear. External water feed.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond all screened by a variety of mature trees. The rear gardens also benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

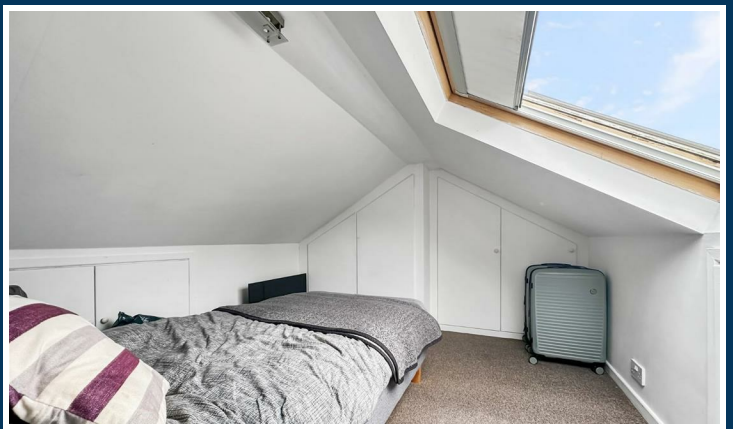
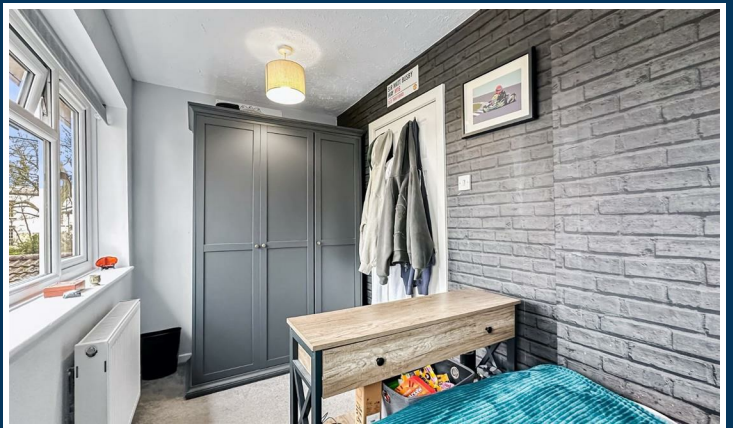
Trafford Band "C"

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.



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.

GROUND FLOOR

APPROX. 67.6 SQ. METRES (727.5 SQ. FEET)



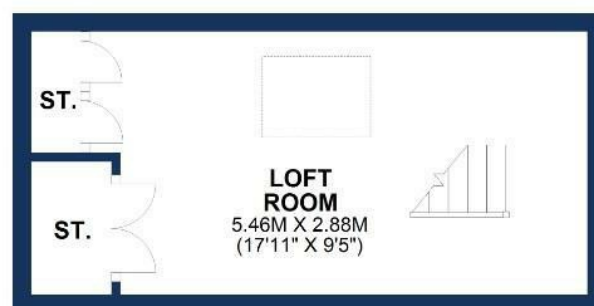
FIRST FLOOR

APPROX. 41.2 SQ. METRES (443.3 SQ. FEET)



SECOND FLOOR

APPROX. 17.6 SQ. METRES (189.0 SQ. FEET)



TOTAL AREA: APPROX. 126.3 SQ. METRES (1359.8 SQ. FEET)

Floorplan for illustrative purposes only



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