



4 LEICESTER AVENUE | TIMPERLEY

OFFERS OVER £350,000

A well presented semi detached family home in a sought after location where viewing is essential to appreciate the accommodation on offer and also the gardens. The accommodation briefly comprises entrance hall with storage cupboard. Bay fronted sitting room over 21' in length and with double doors leading onto the dining conservatory which in turn leads onto the attractive rear gardens, fitted kitchen with door to the side, three bedrooms and bathroom plus separate WC to the first floor. The driveway to the front provides off road parking and has gated access to the rear where the gardens incorporate a large gravelled seating area with extensive lawns beyond which need to be seen to be appreciated. Viewing is highly recommended.

POSTCODE: WA15 6HR

DESCRIPTION

A traditional semi detached family home providing well presented living accommodation and delightful gardens.

The property is approached via the welcoming entrance hall which provides access onto the full depth sitting room over 21' in length and with double doors leading onto the dining conservatory. The conservatory runs the full width of the property and has double doors leading onto the extensive gravelled seating area with delightful lawns beyond. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of grey units and with door to the side.

To the first floor there are three well proportioned bedrooms serviced by the bathroom fitted with a white suite with chrome fittings and the accommodation is completed by the separate WC.

Externally the driveway to the front provides off road parking and has mature hedge and fence borders and there is gated access towards the rear. Towards the rear is a large gravelled seating area with extensive lawns beyond with fence borders and enjoying a high degree of privacy.

The location is ideal being a little over a 1/2 mile to the Metrolink station providing a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools.

A superb property that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the front. Telephone point. Spindle balustrade staircase to first floor. Under stairs storage cupboard housing the Worcester combination gas central heating boiler. Picture rail. Radiator.

SITTING ROOM

21'9" x 10'4" (6.63m x 3.15m)

PVCu double glazed bay window to the front. Focal point of a living flame gas fire. Two radiators. Television aerial point. Telephone point. Double PVCu double glazed doors to:

DINING CONSERVATORY

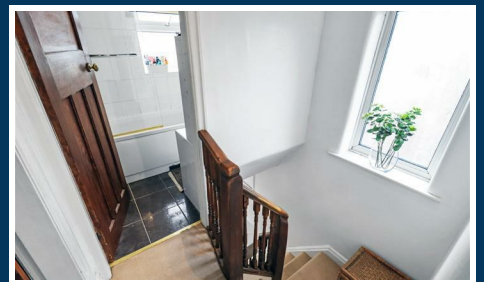
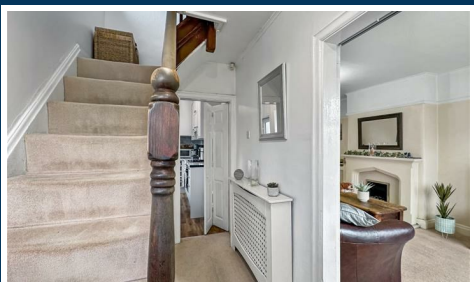
15'7" x 12'10" (4.75m x 3.91m)

With PVCu double glazed double doors to the rear gardens. Tiled floor. Light and power. Radiator.

KITCHEN

10'3" x 7'0" (3.12m x 2.13m)

Fitted with a comprehensive range of grey wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob. Space for fridge freezer and plumbing for washing machine. Integrated dishwasher. PVCu double glazed window to the side. PVCu double glazed door to the side. Tiled splashback. Laminate flooring.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'4" x 9'10" (3.76m x 3.00m)

With PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 2

9'10" x 9'1" (2.74m x 2.77m)

PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BEDROOM 3

6'6" x 6'4" (1.98m x 1.93m)

PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BATHROOM

6'4" x 5'3" (1.93m x 1.60m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower and wash hand basin. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Tiled walls and floor.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Extractor fan. Half tiled walls.

OUTSIDE

To the front of the property the drive provides off road parking and has mature hedge and fence borders and there is gated access to the rear. To the rear and accessed via the dining conservatory and kitchen there is a large gravelled seating area with extensive lawned gardens beyond with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

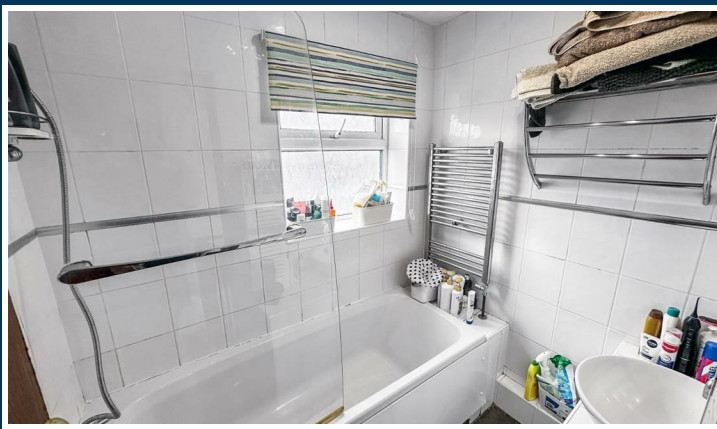
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TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

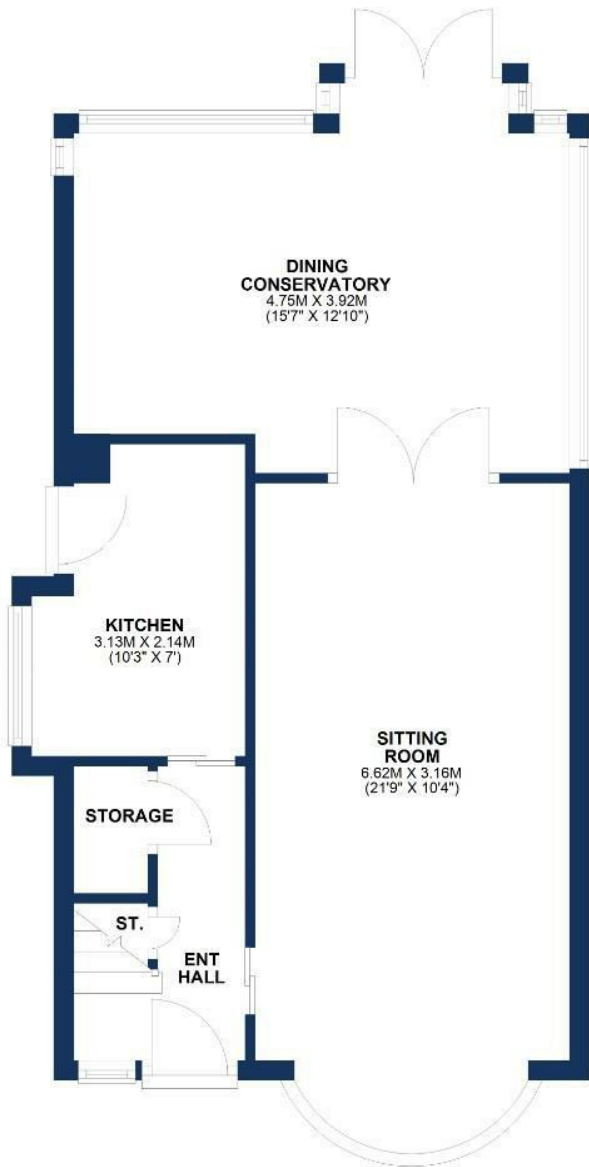
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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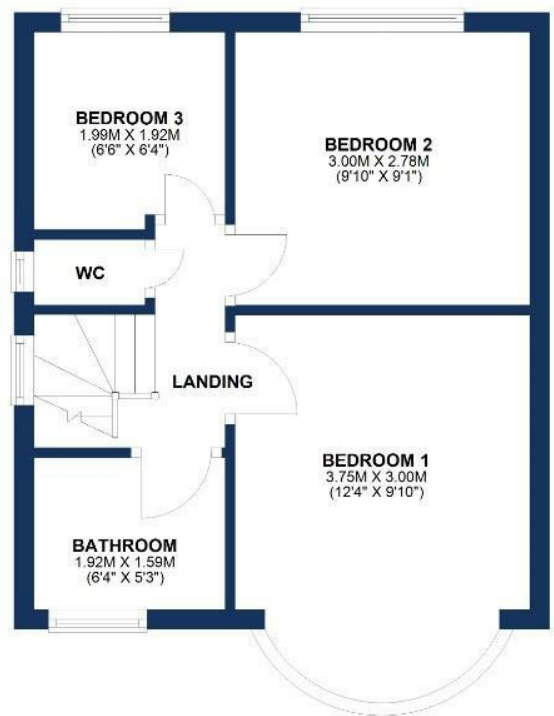
GROUND FLOOR

APPROX. 47.2 SQ. METRES (508.3 SQ. FEET)



FIRST FLOOR

APPROX. 29.4 SQ. METRES (317.0 SQ. FEET)



TOTAL AREA: APPROX. 76.7 SQ. METRES (825.3 SQ. FEET)

Floorplan for illustrative purposes only



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