



39 CROFTON AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £450,000

A superbly proportioned and presented extended semi detached family home in an ideal location within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises welcoming entrance hall, bay fronted sitting room opening onto an extended living room with doors leading onto the attractive rear gardens, impressive fitted dining kitchen with a range of high gloss units complete with central island and with doors to the rear garden and adjacent separate utility room, ground floor home office, three bedrooms and bathroom with separate WC to the first floor. Externally there is off road parking within the driveway to the front whilst to the rear the gardens are a particular feature incorporating a stone seating area with extensive lawns beyond. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6BZ

DESCRIPTION

A superbly presented semi detached family home that needs to be seen to be appreciated. The accommodation is superbly proportioned throughout and has been extended and features a bay fronted sitting room towards the front of the property opening onto a further living room at the rear. From the living room there are bi folding doors leading onto the attractive rear gardens. The kitchen has also been extended to create an impressive open plan space fitted with a comprehensive range of white high gloss units with contrasting quartz work surfaces over, complete with central island and with doors leading onto the rear gardens and a useful adjacent separate utility room. The ground floor accommodation is completed by the study positioned towards the front of the property. To the first floor there are three bedrooms serviced by the family bathroom with separate WC.

Externally to the front of the property the driveway provides off road parking whilst to the rear the gardens incorporate a stone seating area with gardens beyond laid mainly to lawn with fence borders. The gardens are a particular feature and need to be seen to be appreciated.

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and also the Metrolink station providing a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite glass panelled front door. Picture rail. Radiator. Natural wood flooring. Spindle balustrade staircase to first floor. Under stairs storage cupboard which also houses the Worcester combination gas central heating boiler.

SITTING ROOM

13'7" x 10'0" (4.14m x 3.05m)

PVCu double glazed bay window to the front. Living flame gas fire with stone effect surround and hearth. Radiator. Television aerial point. Opening to:

LIVING ROOM

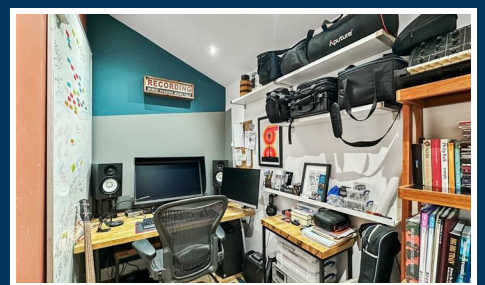
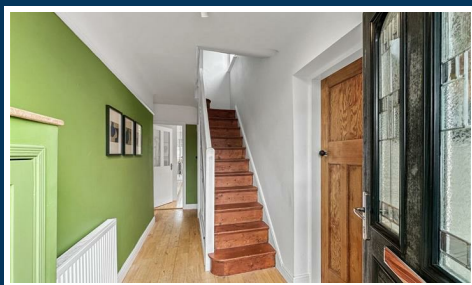
19'3" x 9'9" (5.87m x 2.97m)

A superb second reception room with bi folding doors providing access to the attractive rear gardens. Radiator. Ceiling cornice. Recessed low voltage lighting. Television aerial point.

DINING KITCHEN

16'1" x 12'10" (4.90m x 3.91m)

An impressive extended kitchen fitted with a comprehensive range of white high gloss wall and base units with quartz work surface over incorporating 1 1/2 bowl Blanco sink unit. Integrated Neff oven/grill plus microwave. Neff induction hob with extractor hood over. Central island incorporates further storage and breakfast bar. Integrated dishwasher plus fridge freezer. Natural wood flooring. PVCu double glazed doors provide access to the rear garden. PVCu double glazed window to the rear. Two Velux windows to the side. Radiator. Television aerial point.



UTILITY

5'6" x 4'3" (1.68m x 1.30m)

With work surface and plumbing for washing machine beneath. Extractor fan. Laminate wood flooring.

OFFICE

10'9" x 5'5" (3.28m x 1.65m)

With PVCu double glazed window to the front. Natural wood flooring. Recessed low voltage lighting. Telephone point.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

13'9" x 10'8" (4.19m x 3.25m)

With PVCu double glazed bay window to the front. Fitted white high gloss wardrobes. Radiator.

BEDROOM 2

11'7" x 9'9" (3.53m x 2.97m)

PVCu double glazed window overlooking the rear garden. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 3

6'10" x 5'4" (2.08m x 1.63m)

PVCu double glazed window to the front. Radiator.

BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over and mixer shower, pedestal wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Extractor fan.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Tiled floor.

OUTSIDE

To the front of the property the block paved drive provides off road parking. To the rear and accessed via the living room and dining kitchen is a stone seating area with delightful lawns beyond all enclosed with fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

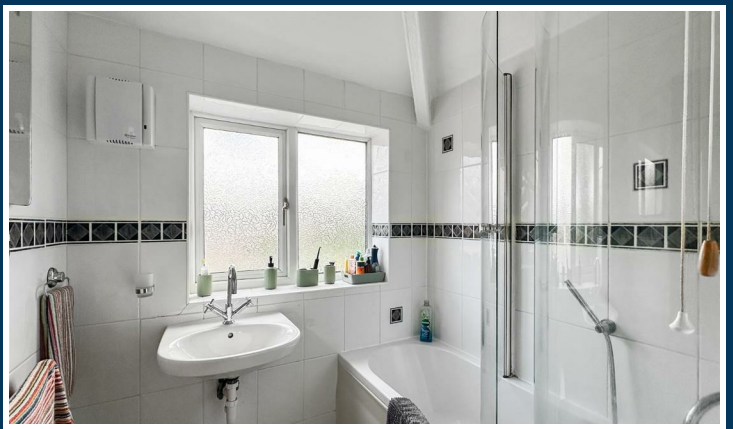
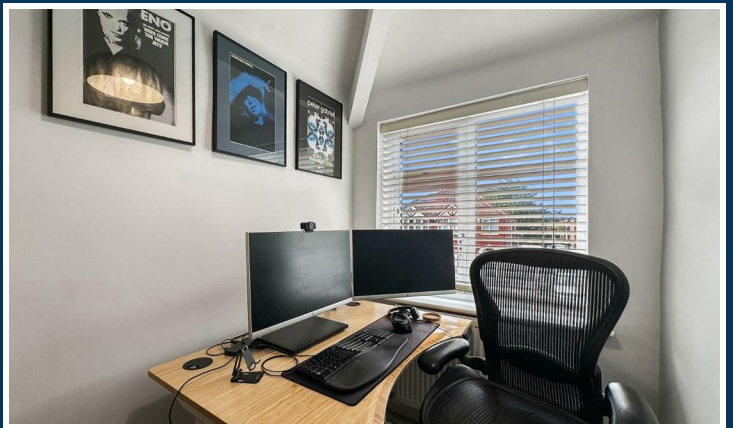
Trafford Band "C"

TENURE

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

NOTE

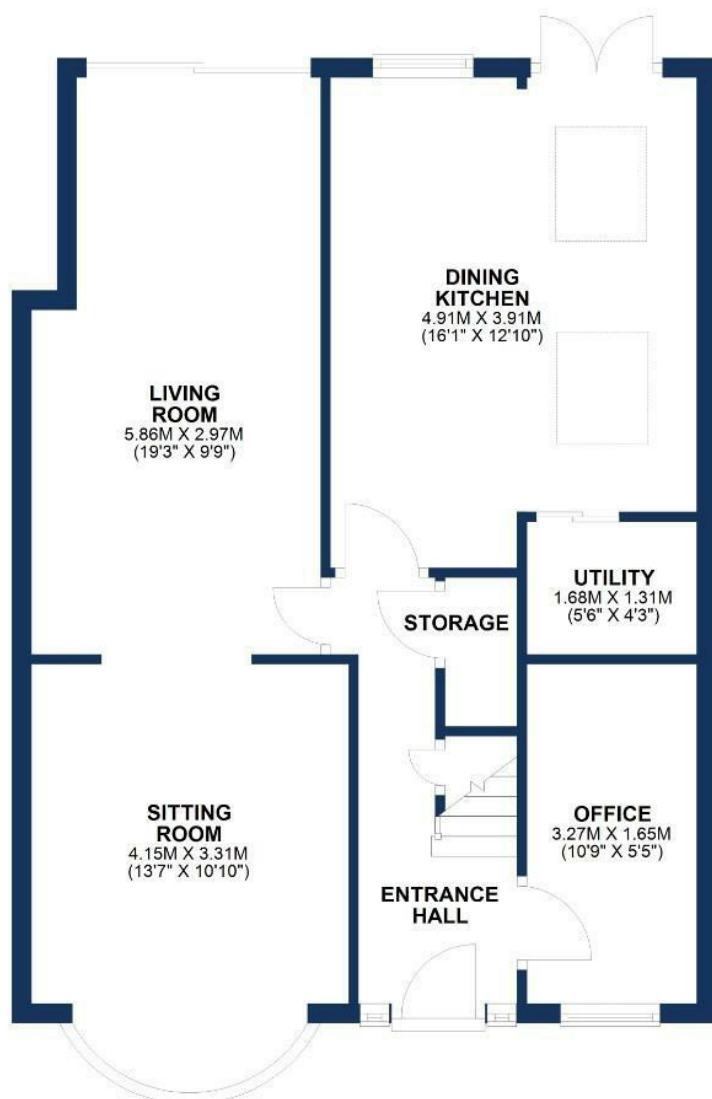
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 64.6 SQ. METRES (695.0 SQ. FEET)



FIRST FLOOR

APPROX. 35.2 SQ. METRES (379.2 SQ. FEET)



TOTAL AREA: APPROX. 99.8 SQ. METRES (1074.3 SQ. FEET)

Floorplan for illustrative purposes only



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