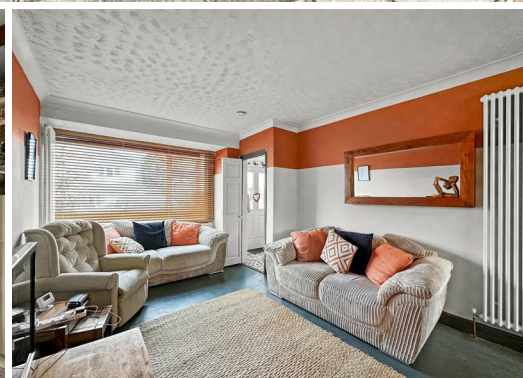




13 HOULDSWORTH AVENUE | TIMPERLEY

OFFERS OVER £375,000

An excellent two bedroom semi detached family home ideally positioned within this quiet cul de sac yet within easy reach of local shops and the Metrolink station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room plus dining kitchen to the rear with double doors leading onto the rear garden and access to the WC, two double bedrooms to the first floor serviced by the family bathroom/WC. Off road parking to the front whilst to the rear there is a paved patio seating area with gardens beyond all enclosed by fence borders and with a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA14 1SS

DESCRIPTION

This semi detached family home occupies an enviable position within this quiet cul de sac yet within close proximity to local shops on Deansgate Lane and Park Road and with Timperley Metrolink station providing a commuter service into Manchester. The property also has the added benefit of lying within the catchment area of highly regarded primary and secondary schools including Wellington School.

The accommodation is approached via the welcoming entrance hall which provides access onto the sitting room at the front whilst at the rear is an impressive dining kitchen with a comprehensive range of units and with double doors leading onto the westerly facing gardens at the rear. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are two well proportioned double bedrooms both serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Towards the front of the property the driveway provides off road parking and there is gated access towards the rear.

To the rear the gardens incorporate a patio seating area with lawns beyond laid with artificial grass all enclosed by fence borders and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With composite front door. Tiled floor. Stairs to first floor.

SITTING ROOM

16'0 x 10'9 (4.88m x 3.28m)

A superb reception room with PVCu double glazed window to the front. Ceiling cornice. Radiator. Opening to:

DINING KITCHEN

13'9 x 12'7 (4.19m x 3.84m)

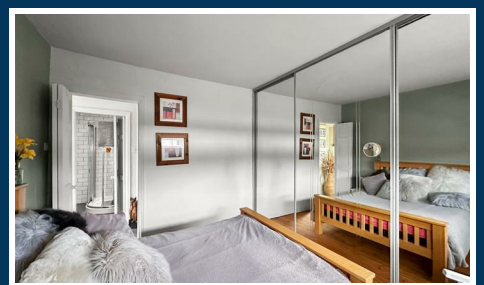
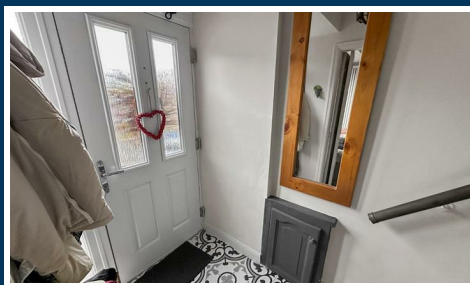
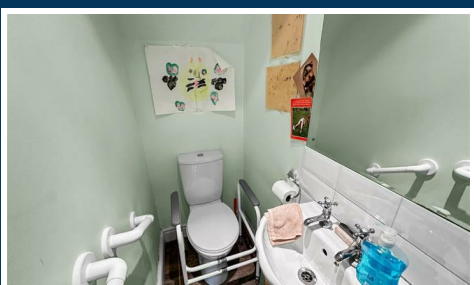
Fitted with a comprehensive range of cream wall and base units with contrasting work surface over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring hob with stainless steel extractor hood over. Integrated fridge freezer and dishwasher and washing machine. PVCu double glazed doors provide access to the westerly facing gardens at the rear. Laminate flooring. Exposed beam ceiling. Exposed brick feature wall. Radiator. Tiled splashback. Access to:

CLOAKROOM

With WC and wash hand basin. Tiled splashback.

LANDING

PVCu double glazed window to the side. Loft access hatch to boarded loft space with light and pull down ladder.



BEDROOM 1

11'2 x 10'8 (3.40m x 3.25m)

With PVCu double glazed window to the front. Mirror fronted fitted wardrobes. Laminate flooring. Radiator. Fitted storage cupboard.

BEDROOM 2

16'0 x 14'1 (4.88m x 4.29m)

An L shaped bedroom with two PVCu double glazed windows overlooking the rear garden. Radiator.

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)

Fitted with a contemporary white suite comprising tiled shower enclosure. Wash basin with adjacent storage and work surface. WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking and has gated access towards the rear. Towards the rear and accessed via the dining kitchen there is a patio seating area with gardens beyond laid with artificial grass all with enclosed fence borders and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

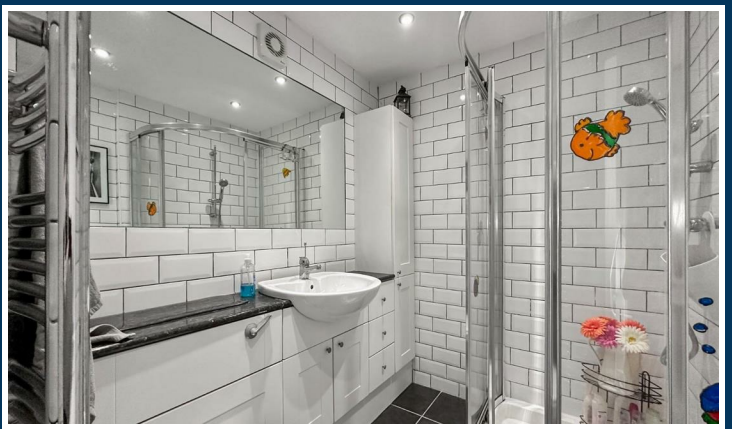
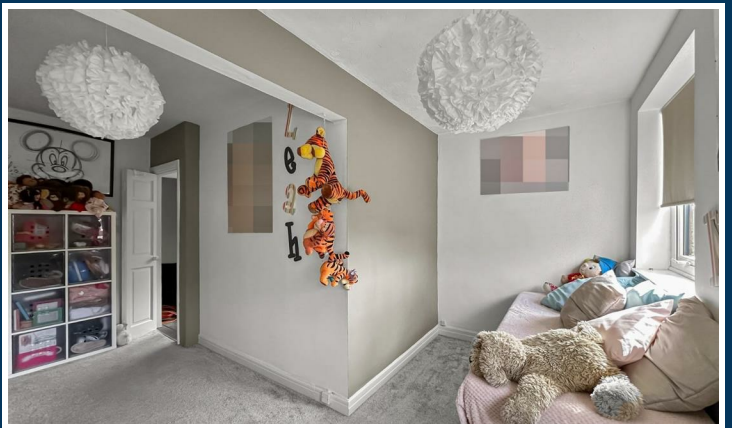
Trafford Band "C"

TENURE

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

NOTE

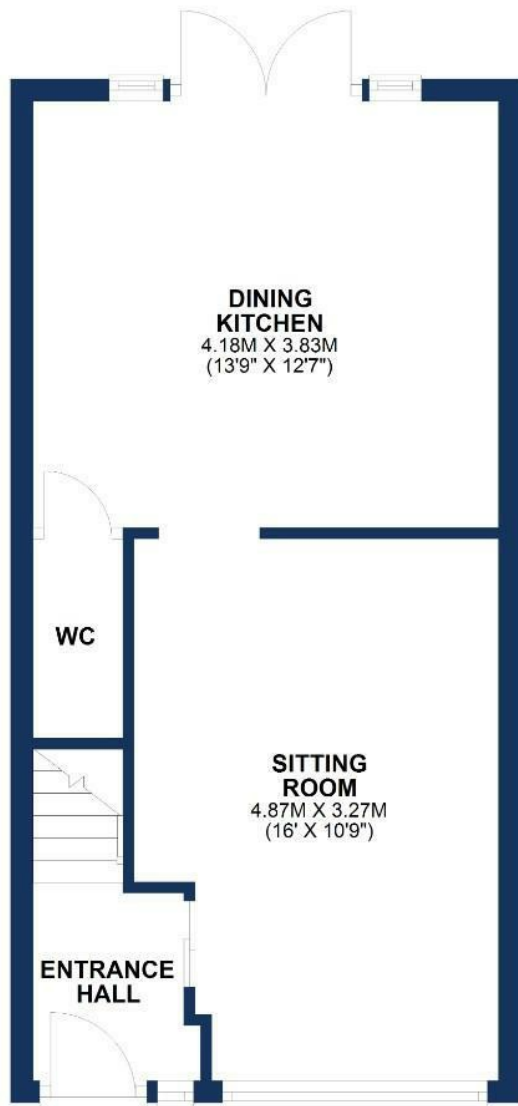
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 36.8 SQ. METRES (395.9 SQ. FEET)



FIRST FLOOR

APPROX. 35.0 SQ. METRES (377.1 SQ. FEET)



TOTAL AREA: APPROX. 71.8 SQ. METRES (773.0 SQ. FEET)

Floorplan for illustrative purposes only



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