



## 45 ROSSETT AVENUE | TIMPERLEY

OFFERS OVER £400,000

A beautifully presented semi detached family home which has been extended to provide superbly proportioned living space presented to a high standard which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, bay fronted sitting room, impressive open plan dining kitchen with bi folding doors onto the rear garden and access to the adjacent cloakroom/WC, principal bedroom with fitted wardrobes and drawers plus second double bedroom and the accommodation is completed by the bathroom/WC fitted with a contemporary white suite with contrasting black fittings. Off road parking within the driveway to the front and gated access to the rear. The rear gardens incorporate a patio seating area with delightful lawned gardens beyond a further patio seating area. Viewing is essential to appreciate the accommodation on offer.

**POSTCODE: WA15 6EU**

## DESCRIPTION

A traditional semi detached family home that has been extended and modernised throughout to provide well proportioned living space beautifully presented throughout which needs to be seen to be appreciated.

Upon entering the property the entrance vestibule provides access onto the bay fronted sitting room. From this reception room there is access to the impressive open plan dining kitchen which is fitted with a comprehensive range of white high gloss units and quality integrated appliances and with bi folding doors onto the rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor the principal bedroom benefits from fitted wardrobes and drawers and has two windows to the front of the property. Towards the rear is a second double bedroom and the accommodation is completed by the bathroom/WC fitted with a contemporary white suite with contrasting black fittings.

Externally the block paved driveway to the front provides off road parking and has an adjacent well stocked flowerbed and there is gated access to the side. To the rear and accessed via the dining kitchen via bi folding doors there is a patio seating area with delightful lawned gardens beyond providing access to a further patio seating area.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Timperley Metrolink station.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Stairs to first floor. Radiator.

#### SITTING ROOM

**13'1" x 11'11" (3.99m x 3.63m)**

With PVCu double glazed bay window to the front. Radiator. Television aerial point. Recessed low voltage lighting.

#### OPEN PLAN DINING KITCHEN

**19'11" x 14'11" (6.07m x 4.55m)**

Fitted with a comprehensive range of white high gloss wall and base units with work surface over incorporating a sink unit with drainer. Integrated Bosch oven/grill plus four ring Bosch induction hob. Stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher and dryer. Natural wood flooring. Bi folding doors provide access to the attractive rear gardens. Two radiators. Television aerial point. Lantern light. Recessed low voltage lighting. Tiled splashback.

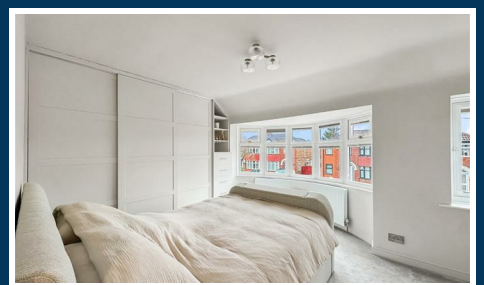
#### CLOAKROOM

With WC and corner wash hand basin. Natural wood flooring. Recessed low voltage lighting. Cupboard housing combination gas central heating boiler and providing further storage.

### FIRST FLOOR

#### LANDING

PVCu double glazed window to the side.



## BEDROOM 1

14'11" x 12'5" (4.55m x 3.78m)

With a comprehensive range of fitted wardrobes and drawers. PVCu double glazed bay window to the front plus additional PVCu double glazed window. Radiator.

## BEDROOM 2

11'1" x 9'2" (3.38m x 2.79m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator. Loft access hatch provides access to boarded loft space.

## BATHROOM

7'11" x 5'5" (2.41m x 1.65m)

Fitted with a contemporary white suite with contrasting black fittings comprising tiled shower enclosure, vanity wash basin and WC. Tiled splashback. Tiled floor. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Extractor fan. Heated towel rail. Illuminated mirror.

## OUTSIDE

To the front of the property the block paved driveway provides off road parking and has an adjacent flowerbed and gated access to the side.

To the rear and accessed via the open plan living space there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds all leading onto a further patio seating area.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

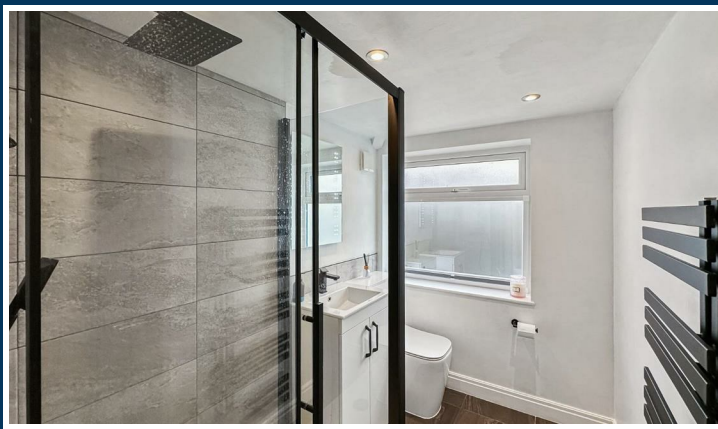
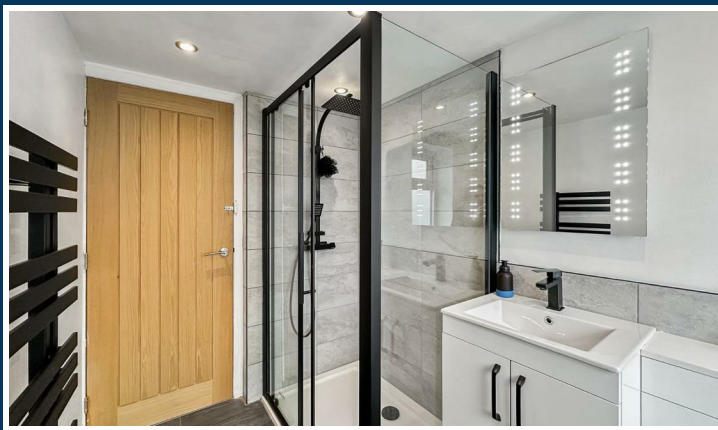
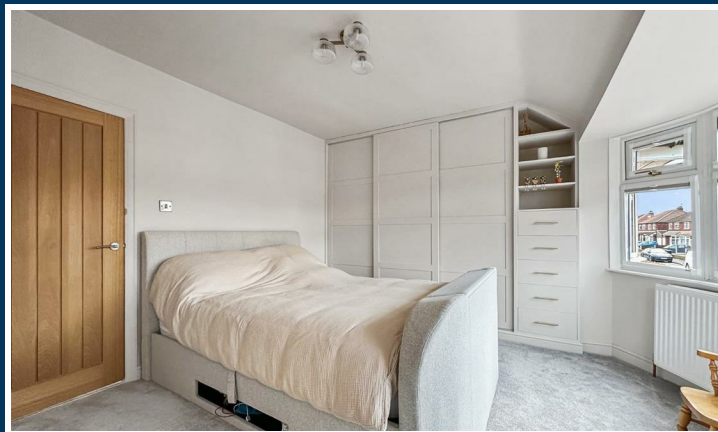
Trafford Band "C"

## TENURE

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

## NOTE

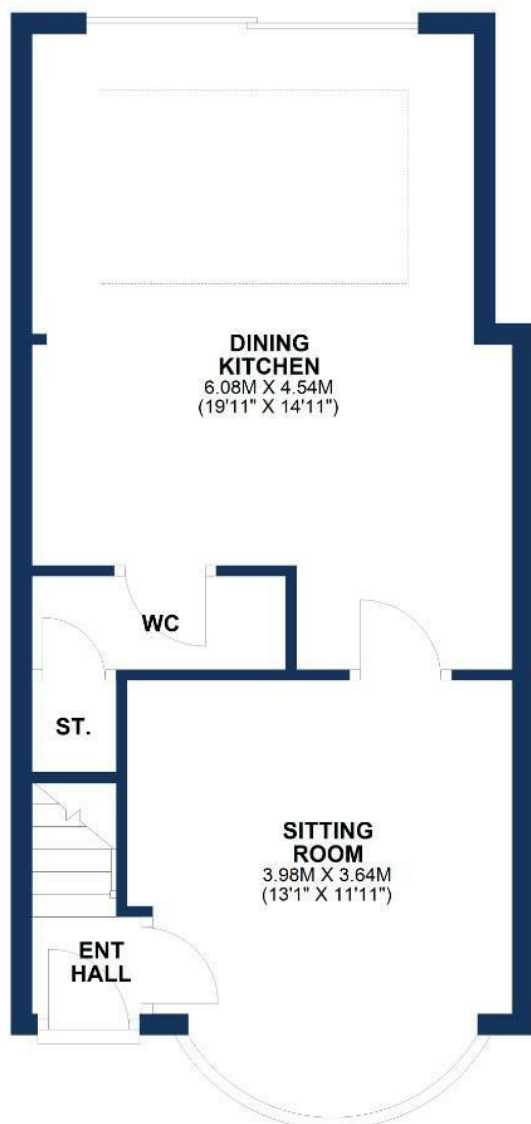
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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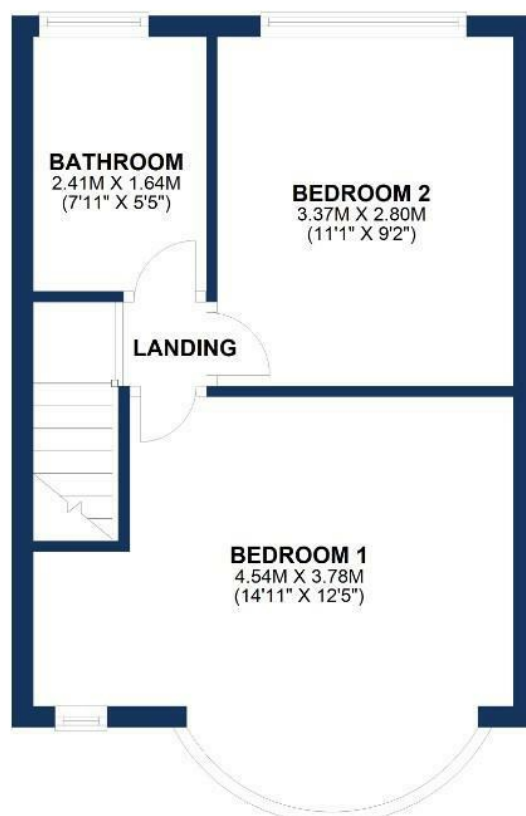
## GROUND FLOOR

APPROX. 41.6 SQ. METRES (447.5 SQ. FEET)



## FIRST FLOOR

APPROX. 29.3 SQ. METRES (315.5 SQ. FEET)



TOTAL AREA: APPROX. 70.9 SQ. METRES (763.0 SQ. FEET)

Floorplan for illustrative purposes only



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