



## 41 BROOKFIELD AVENUE | TIMPERLEY

OFFERS OVER £675,000

\*\*\*NO ONWARD CHAIN\*\*\*

A charming semi detached family home within a sought after cul-de-sac in a convenient location. Welcoming entrance hall, separate front living room plus utility and cloakroom/WC and full width dining kitchen to the rear with door onto the rear gardens. To the first floor there are three excellent bedrooms plus bathroom/WC and large open landing. To the front of the property the driveway provides off road parking whilst to the rear the gardens are laid mainly to lawn with well stocked flower beds and mature hedge borders. The rear gardens have a high degree of privacy and benefit from a Southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6TH

## DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings and needs to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall with to the front of the property a separate sitting room with a focal point of a gas stove whilst to the rear is an impressive open plan living dining kitchen fitted with a comprehensive range of units and with quartz work surfaces and also with a central island, full range of appliances and access onto the south westerly facing gardens. This open plan space truly acts as the heart of the home. The ground floor accommodation is completed by the cloakroom/WC, separate utility room and also the useful study.

To the first floor the principal bedroom benefits from en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom. The family bathroom is fitted with a contemporary white suite with contrasting black fittings.

To the front of the property the Indian stone driveway provides off road parking and access to the side. Towards the rear is a patio seating area with superb lawned gardens beyond with well stocked flowerbeds all benefitting from a south westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley Metrolink station and with local shops on Park Road,

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Herringbone laminate wood flooring. Radiator. Stairs to first floor.

#### CLOAKROOM

With a contemporary suite comprising vanity wash basin and WC. Tiled splashback. Herringbone laminate wood flooring. Extractor fan.

#### SITTING ROOM

**15'6" x 10'10" (4.72m x 3.30m)**

With a focal point of a gas stove on a stone hearth. PVCu double glazed bay window to the front. Radiator.

#### OPEN PLAN LIVING DINING KITCHEN

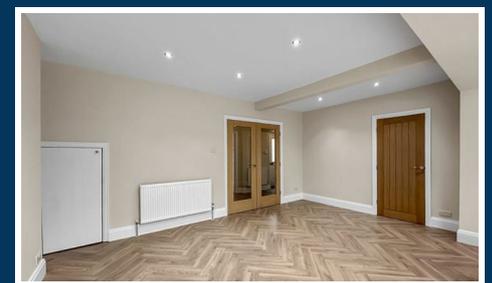
**21'7" x 21'1" (6.58m x 6.43m)**

Accessed via double glass panelled doors from the entrance hall and fitted with a comprehensive range of modern units with marble effect work surfaces incorporating a 1 1/2 bowl sink unit. Integrated Bosch oven/grill plus AEG induction hob with stainless steel extractor hood. Integrated microwave, fridge freezer and dishwasher. Central island with further storage and breakfast bar. Ample space for living and dining suites. 2 radiators. Herringbone laminate wood flooring. Bi folding doors to the attractive rear gardens. PVCu double glazed window to the rear and Velux window to the rear. Recessed low voltage lighting. Under stairs storage cupboard.

#### UTILITY ROOM

**6'3" x 4'7" (1.91m x 1.40m)**

With base units and work surface incorporating a stainless steel sink unit with drainer. Washing machine and dryer. Newly installed wall mounted Ideal combination gas central heating boiler. Tiled splashback. PVCu double glazed window to the side. Extractor fan. Recessed low voltage lighting.



## STUDY

10'2" x 6'1" (3.10m x 1.85m)

PVCu double glazed windows to the front and side. Radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

13'0" x 12'3" (3.96m x 3.73m)

PVCu double glazed window to the rear. Radiator.

### EN SUITE

7'5" x 4'4" (2.26m x 1.32m)

With a contemporary white suite with contrasting black fittings comprising tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Tiled floor and splashback. Extractor fan. Recessed low voltage lighting.

### BEDROOM 2

11'9" x 10'4" (3.58m x 3.15m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 3

10'11" x 10'5" (3.33m x 3.18m)

PVCu double glazed window to the front. Radiator.

### BEDROOM 4

10'2" x 6'1" (3.10m x 1.85m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

7'5" x 7'3" (2.26m x 2.21m)

Fitted with a contemporary white suite with contrasting black fittings comprising bath with mains shower over plus crittall style shower screen, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the side. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the front of the property the Indian stone driveway provides ample off road parking and access to the side. To the rear is an Indian stone patio seating area with delightful lawned gardens beyond with fence borders and well stocked flowerbeds all benefitting from a south westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Trafford Band "D"

### TENURE

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

### NOTE

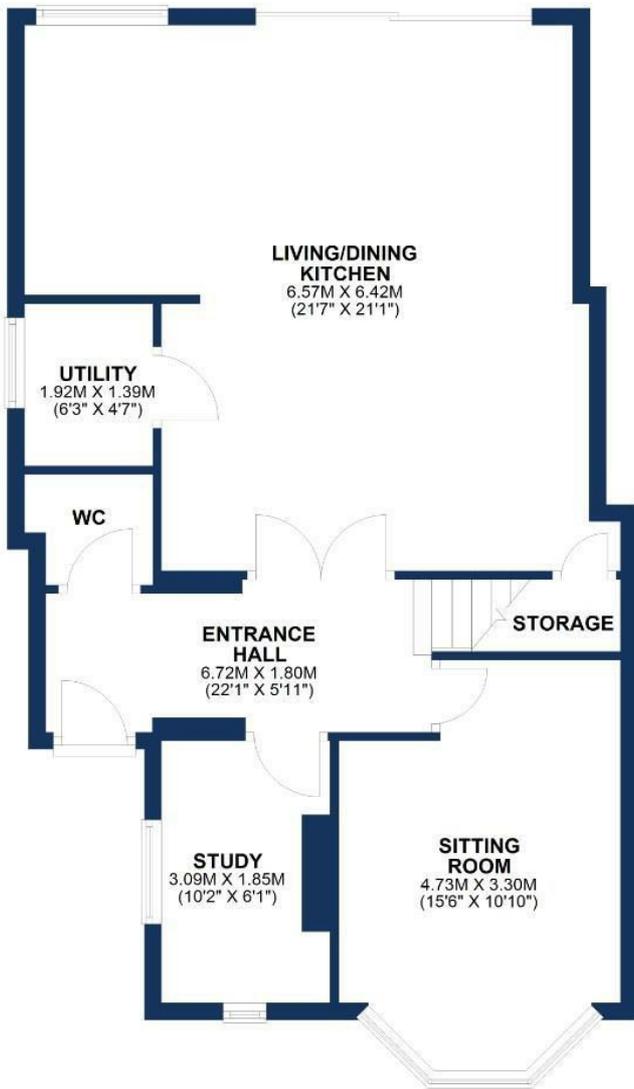
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 72.4 SQ. METRES (778.9 SQ. FEET)



## FIRST FLOOR

APPROX. 64.0 SQ. METRES (689.4 SQ. FEET)



TOTAL AREA: APPROX. 136.4 SQ. METRES (1468.2 SQ. FEET)

Floorplan for illustrative purposes only



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