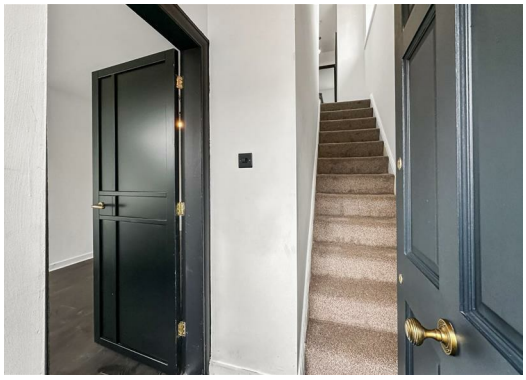
IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



3 HOULDSWORTH AVENUE | TIMPERLEY

OFFERS OVER £375,000

NO ONWARD CHAIN An ideally positioned semi detached family home which has undergone a full programme of modernisation and extension and needs to be seen to be appreciated. The accommodation briefly comprises entrance vestibule, lounge, open plan living dining kitchen with doors onto the rear garden and newly installed quality units, three well proportioned bedrooms, the principal benefitting from an adjacent separate WC and the accommodation is completed by the family bathroom/WC fitted with a contemporary suite. Off road parking to the front and gardens to the rear which enjoy a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA14 1SS

DESCRIPTION

This semi detached family home has undergone a programme of modernisation throughout to create well proportioned living accommodation presented to a high standard.

Upon entering the property the entrance vestibule leads onto a large lounge whilst to the rear the property has been extended and re-planned to create an open plan space which needs to be seen to be appreciated. The kitchen is fitted with a comprehensive range of white high gloss units with stone style work surfaces and has an exposed steel beam ceiling. From the kitchen there is a door leading to the front driveway and also to a utility space with washing machine.

To the first floor the principal bedroom has the added benefit of an adjacent en-suite WC and there are two further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary suite.

Externally there is off road parking within the driveway to the front whilst to the rear the gardens are laid mainly to lawn with fence borders and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being nestled within this quiet cul de sac yet within easy reach of Timperley Metrolink station and with local shops at the bottom of Deansgate Lane. The property also lies within the catchment area of highly regarded primary and secondary schools.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Stairs to first floor.

LOUNGE

16'7" x 10'8" (5.05m x 3.25m)

With PVCu double glazed window to the front. Radiator. Focal point of a fireplace with marble effect insert and hearth.

DINING KITCHEN

19'8" x 14'0" (5.99m x 4.27m)

Fitted with a comprehensive range of white high gloss units with stone style work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated fridge freezer. Oven with extractor hood over. Dishwasher. Exposed steel beam ceiling. Tiled splashback. Radiator. Recessed low voltage lighting. PVCu double glazed door to the driveway. Two sets of double PVCu double glazed doors to the rear garden.

UTILITY

With washing machine. Wall mounted combination gas central heating boiler. PVCu double glazed window to the side.

FIRST FLOOR

LANDING

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

BEDROOM 1
11'" x 10'8" (3.35m x 3.25m)
PVCu double glazed window to the front. Radiator.

EN-SUITE WC
4'0" x 3'9" (1.22m x 1.14m)
With WC and wash hand basin. Tiled floor. Recessed low voltage lighting.

BEDROOM 2
10'3" x 7'0" (3.12m x 2.13m)
With PVCu double glazed window to the rear. Radiator.

BEDROOM 3
9'11" x 9'1" (3.02m x 2.77m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
7'3" x 5'5" (2.21m x 1.65m)
Fitted with a contemporary suite comprising panelled bath with electric shower, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

OUTSIDE
To the front of the property the driveway provides off road parking whilst to the rear the gardens are laid mainly to lawn and with fence borders and benefitting from a southerly aspect to enjoy the sun all day.

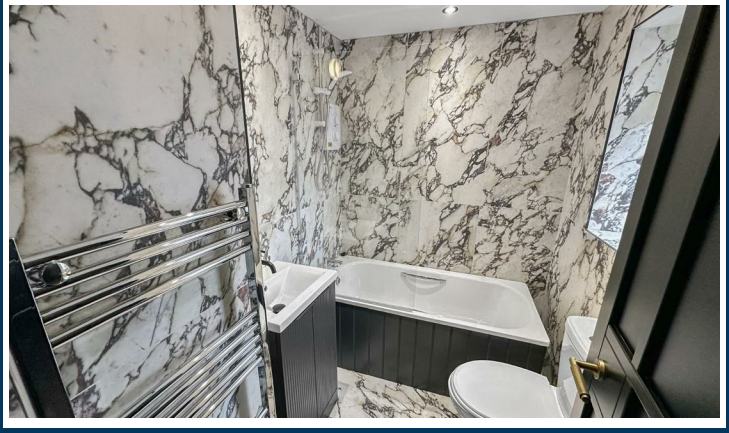
SERVICES
All main services are connected.

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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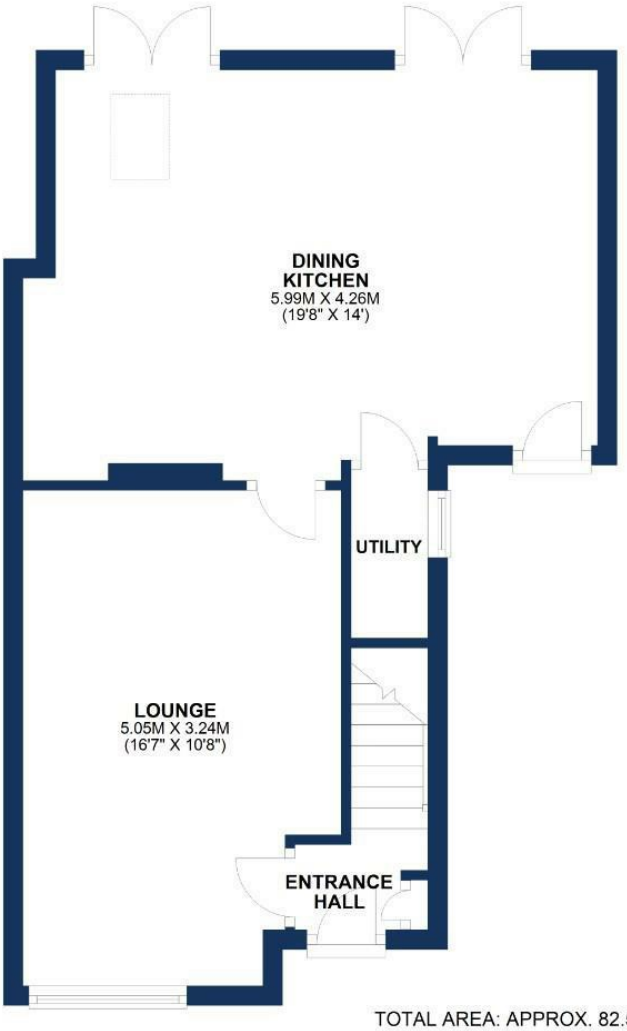
GROUND FLOOR
APPROX. 44.7 SQ. METRES (481.6 SQ. FEET)



FIRST FLOOR
APPROX. 37.8 SQ. METRES (406.8 SQ. FEET)

TOTAL AREA: APPROX. 82.5 SQ. METRES (888.3 SQ. FEET)

Floorplan for illustrative purposes only

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