



23 BROOK AVENUE | TIMPERLEY

OFFERS OVER £450,000

An extended traditional bay fronted semi detached family home ideally located with easy access to Navigation Road Metrolink station, walking distance of Altrincham town centre, Timperley village centre and Wellington School. Enclosed porch, entrance hall, front dining room, large rear sitting room with conservatory off, fitted kitchen with access to the rear garden, three excellent bedrooms and bathroom with separate WC. Off road parking within the driveway to the front whilst to the rear there are gardens laid with artificial turf. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6SJ

DESCRIPTION

This traditional semi detached house is well placed being within the catchment area of highly regarded primary and secondary schools and within walking distance of Wellington School. The property is also within easy reach of Navigation Road Metrolink station providing a commuter service into Manchester and there is easy access into Altrincham town centre and Timperley village centre.

The accommodation is beautifully presented and is approached via an enclosed porch which leads onto the welcoming entrance hall. Towards the front of the property there is a separate bay fronted dining room whilst to the rear is a large sitting room with sliding doors leading onto the rear conservatory which in turn leads onto the rear garden. The ground floor is completed by the fitted kitchen which also has access onto the rear garden. To the first floor there are three excellent bedrooms serviced by the modern family bathroom with separate WC.

Externally to the front of the property the gravel driveway provides off road parking and there is gated access towards the rear. To the rear the gardens incorporate lawns with artificial grass plus a gravel seating area all enclosed with fence boundaries.

A superb family home in a sought after location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. PVCu double glazed window to the front.

ENTRANCE HALL

Hardwood door. Natural wood flooring.

DINING ROOM

11'5" x 10'3" (3.48 x 3.12)

With PVCu double glazed bay window to the front with leaded and stained effect top lights. Focal point of a cast iron fireplace with tiled hearth. Radiator.

SITTING ROOM

12'10" x 10'11" (3.91 x 3.33)

A superbly proportioned reception room with television aerial point and telephone point. Radiator. Sliding PVCu double glazed doors to:

CONSERVATORY

10'5" x 10'1" (3.18 x 3.07)

With double PVCu double glazed doors leading onto the gardens at the rear. Natural wood flooring. Television aerial point. Light and power.

KITCHEN

19'3" x 6'1" (5.87 x 1.85)

Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for range of appliances including fridge freezer, dishwasher, wine fridge and dryer. Plumbing for washing machine. Radiator. Two PVCu double glazed windows to the side and PVCu double glazed door provides access to the rear gardens. Wall mounted combination gas central heating boiler.

FIRST FLOOR

LANDING

Loft access hatch. Picture rail.



BEDROOM 1

11'6" x 10'2" (3.51 x 3.10)

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

BEDROOM 2

10'11" x 10'9" (3.33 x 3.28)

PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

BEDROOM 3

13'6" x 6'0" (4.11 x 1.83)

A superbly proportioned third bedroom with PVCu double glazed window to the rear. Radiator.

BATHROOM

5'11" x 6'6" (1.80 x 1.98)

With an attractive modern white suite with chrome fittings comprising panelled bath and wash hand basin. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Half tiled walls. Tiled floor.

SEPARATE WC

With WC and opaque PVCu double glazed window to the front. Half tiled walls. Radiator.

OUTSIDE

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

To the rear is a gravel seating area with lawns laid with artificial grass beyond all enclosed by fence boundaries.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

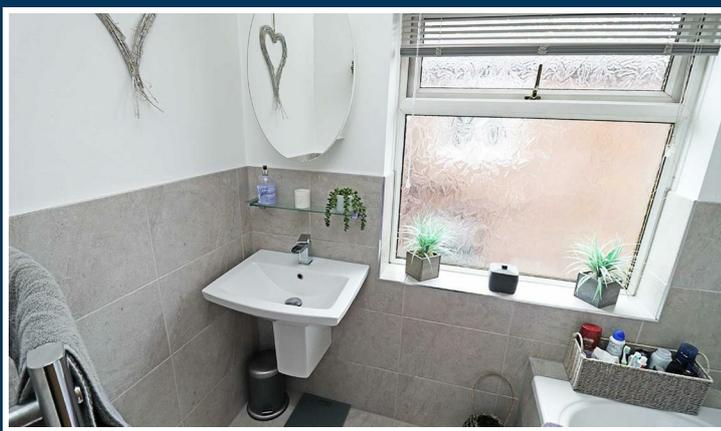
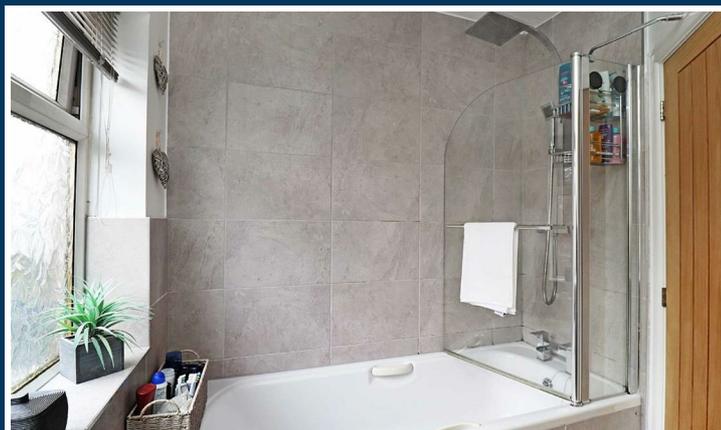
Band "C"

TENURE

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

NOTE

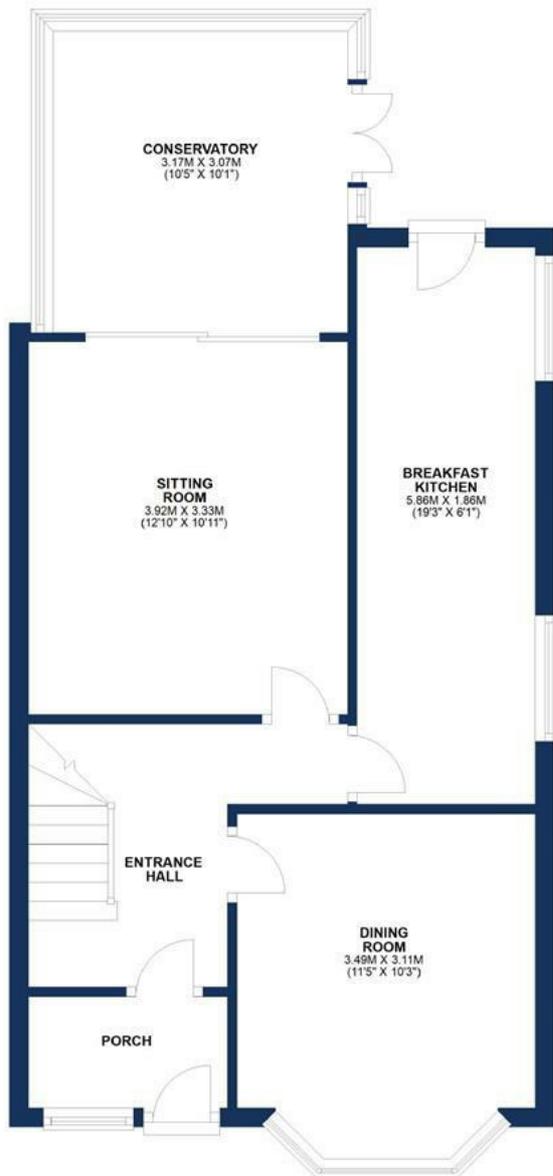
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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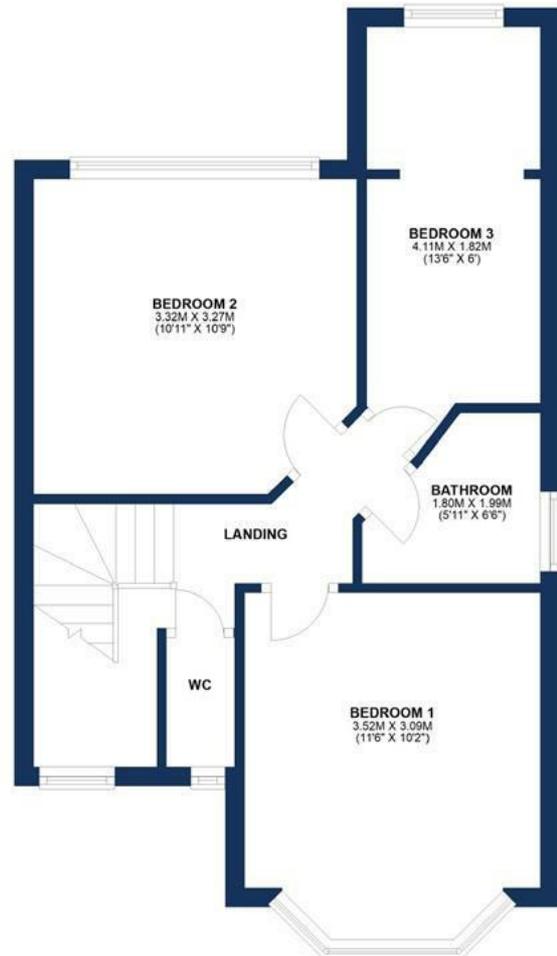
GROUND FLOOR

APPROX. 55.0 SQ. METRES (592.2 SQ. FEET)



FIRST FLOOR

APPROX. 39.9 SQ. METRES (429.9 SQ. FEET)



TOTAL AREA: APPROX. 94.9 SQ. METRES (1022.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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