



14 ST ANDREWS AVENUE | TIMPERLEY

OFFERS OVER £300,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb period terraced home in an ideal location within walking distance of local shops and Navigation Road Metrolink station and lying within easy reach of highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises enclosed porch, front sitting room, rear dining room with access to the rear garden, fitted kitchen, two double bedrooms and family bathroom to the first floor. To the front of the property is a courtyard garden with gated access whilst to the rear the gardens are flagged for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6SG

## DESCRIPTION

A period terraced home in an ideal location being within walking distance of Navigation Road Metrolink station and with Altrincham town centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being within the catchment area of highly regarded primary and secondary schools specifically within walking distance of Wellington School.

The accommodation is approached via an enclosed porch which leads onto the front sitting room. Beyond the sitting room to the rear is a spacious dining room with adjacent fitted kitchen. Off the dining room is access onto the south facing rear garden. To the first floor there are two excellent double bedrooms serviced by the bathroom/WC.

Externally to the front of the property is a gated courtyard garden whilst to the rear the gardens have been paved for easy maintenance but are a good size and benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### SITTING ROOM

**13'2" x 11'10" (4.01m x 3.61m)**

With a focal point of a tiled fireplace with living flame gas fire. PVCu double glazed window to the front. Laminate flooring.

#### DINING ROOM

**15'0" x 13'2" (4.57m x 4.01m)**

With a continuation of the flooring from the sitting room. PVCu double glazed door provides access to the rear gardens. Access to understairs storage cupboard. Radiator.

#### KITCHEN

**7'10" x 7'1" (2.39m x 2.16m)**

Fitted with a range of light wood wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Space for cooker and fridge. Plumbing for washing machine. Stainless steel splashback and extractor hood. Two PVCu double glazed windows to the side. Wall mounted combination gas central heating boiler. Tiled floor. Tiled splashback.

### FIRST FLOOR

#### LANDING

Laminate flooring.



## BEDROOM 1

13'2" x 11'10" (4.01m x 3.61m)

PVCu double glazed window to the front. Laminate flooring. Radiator.

## BEDROOM 2

11'9" x 9'3" (3.58m x 2.82m)

PVCu double glazed window to the rear. Laminate flooring. Fitted storage cupboard. Radiator.

## BATHROOM

7'10" x 7'1" (2.39m x 2.16m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. Airing cupboard housing hot water cylinder.

## OUTSIDE

To the front of the property is a gated courtyard garden whilst to the rear the gardens have been flagged for easy maintenance and feature a timber pergola covered seating area all benefitting from a southerly aspect to enjoy the sun all day. Water and power feed. Gated access to rear passageway.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band

## TENURE:

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

## NOTE

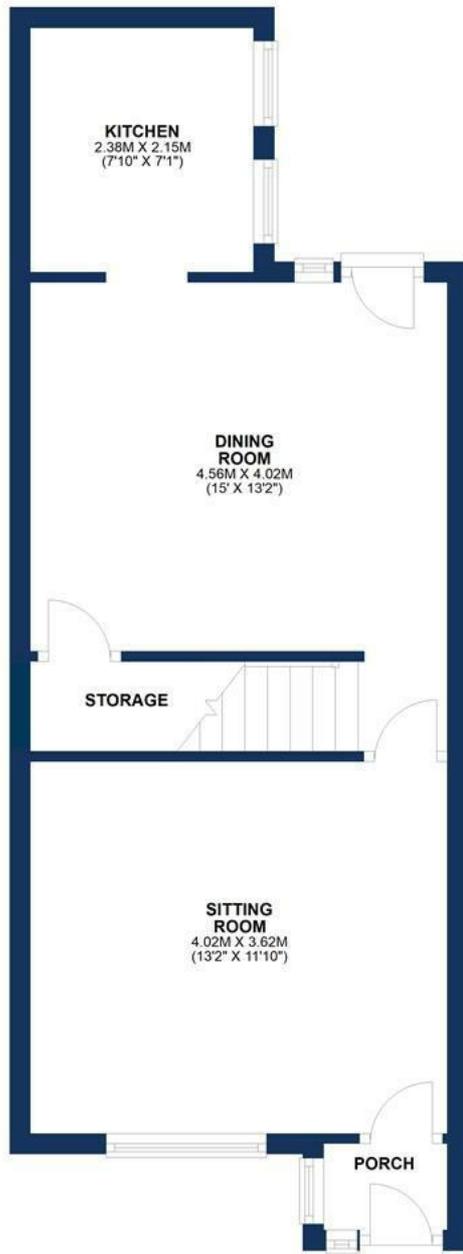
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 39.7 SQ. METRES (427.6 SQ. FEET)



### FIRST FLOOR

APPROX. 38.6 SQ. METRES (415.6 SQ. FEET)



TOTAL AREA: APPROX. 78.3 SQ. METRES (843.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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