



178 SYLVAN AVENUE | TIMPERLEY

£375,000

NO ONWARD CHAIN A traditional semi detached family home in a sought after location beautifully maintained yet still representing the opportunity for any prospective purchaser to re-model to individual taste and extend subject to the relevant permissions being obtained. The existing accommodation briefly comprises enclosed porch, entrance hall, open plan full depth sitting/dining room, fitted breakfast kitchen, three bedrooms and bathroom with separate WC. Off road parking within the driveway plus garage towards the rear. To the rear is a patio seating area with lawned gardens beyond benefitting from a southerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6AH

DESCRIPTION

This traditional semi detached family home occupies an enviable position within walking distance of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is well proportioned throughout and offers improvement by way of extension subject to the relevant permissions being obtained. The existing accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall. The entrance hall provides access onto the full depth open plan sitting and dining room with sliding doors leading onto the southerly facing rear gardens. The ground floor accommodation is completed by the fitted breakfast kitchen with space for all appliances and with door providing access to the side. To the first floor there are three bedrooms plus bathroom with separate WC. Externally to the front of the property the drive provides off road parking and has an adjacent lawned garden. Gated access then leads to the side to the garage. To the rear is a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun for the majority of the day.

A superb opportunity in an ideal location and viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glass panelled doors. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Opaque double glazed window to the side. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard.

OPEN PLAN SITTING/DINING ROOM COMPRISING

DINING ROOM

13'9" x 10'9" (4.19m x 3.28m)

With double glazed bay window to the front. Ceiling cornice. Dado rail. Radiator.

SITTING ROOM

14'3" x 9'9" (4.34m x 2.97m)

With a focal point of a living flame gas fire with marble effect insert and hearth. Ceiling cornice. Dado rail. Television aerial point. Telephone point. Radiator. Sliding double glazed doors providing access to the southerly facing gardens at the rear.

BREAKFAST KITCHEN

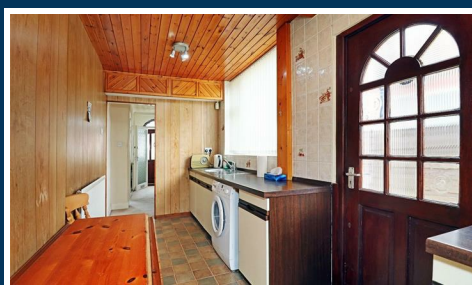
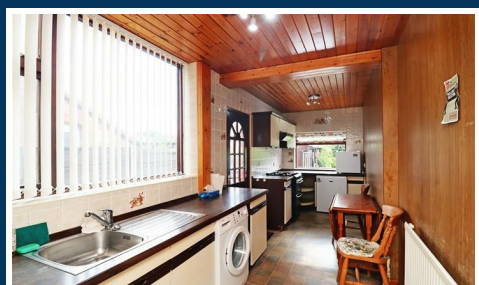
19'3" x 6'6" (5.87m x 1.98m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge and washing machine. Double glazed windows to the side and rear. Glass panelled door to the side. Space for table and chairs. Radiator. Tiled splashback.

FIRST FLOOR

LANDING

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



BEDROOM 1

13'7" x 10'9" (4.14m x 3.28m)

With double glazed bay window to the front. Fitted wardrobes and overhead cupboard. Picture rail. Radiator. Telephone point.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

With double glazed window overlooking the rear garden. Fitted wardrobes. Picture rail. Radiator.

BEDROOM 3

7'2" x 5'5" (2.18m x 1.65m)

With double glazed window to the front. Radiator. Picture rail.

BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

With a suite comprising panelled bath with electric shower over and wash hand basin. Airing cupboard. Opaque double glazed window to the rear. Tiled walls. Radiator.

SEPARATE WC

With WC and opaque double glazed window to the side.

OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent lawned gardens and there is gated access to the side.

To the rear there is a detached garage with double doors to the front, light and power.

The gardens to the rear incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

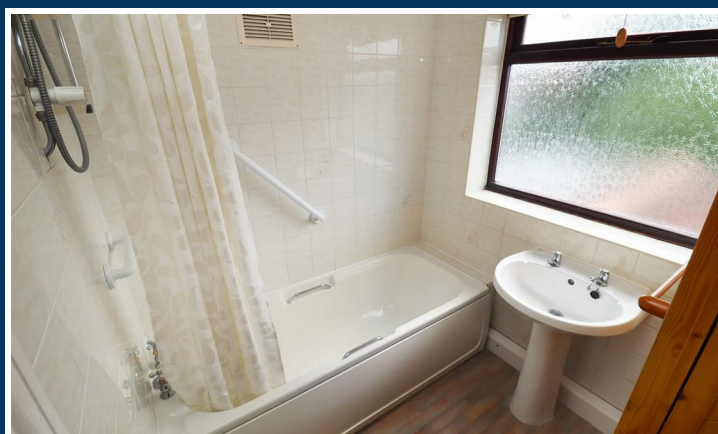
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TENURE

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

NOTE

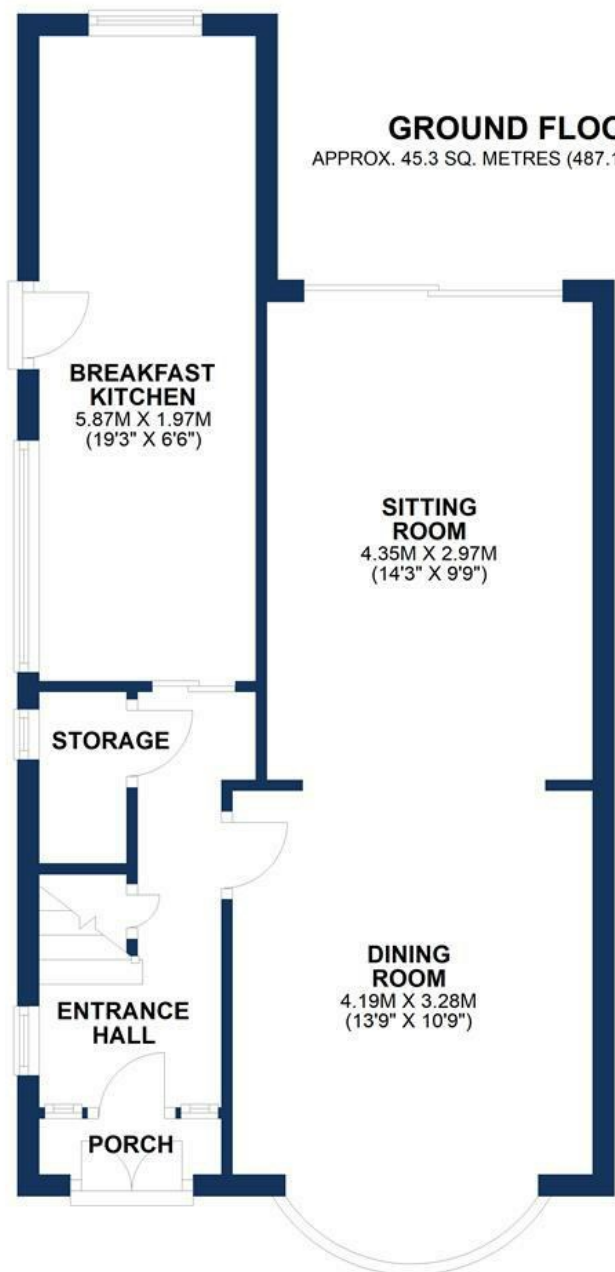
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 45.3 SQ. METRES (487.1 SQ. FEET)



FIRST FLOOR

APPROX. 36.2 SQ. METRES (390.0 SQ. FEET)



TOTAL AREA: APPROX. 81.5 SQ. METRES (877.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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