



27 BRENTWOOD AVENUE | TIMPERLEY

OFFERS OVER £300,000

An immaculate mid terraced property beautifully presented throughout and ideally located. The accommodation briefly comprises welcoming entrance hall, front sitting room, rear dining room providing access onto the rear gardens and with an adjacent breakfast kitchen. Two double bedrooms and superb family bathroom/WC. To the front of the property is a courtyard garden whilst to the rear is a patio seating area and artificial lawned garden. The rear gardens enjoy a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA14 1SR

DESCRIPTION

A superb period terraced property in an ideal location being within walking distance of Navigation Road and Timperley Metrolink stations 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 in the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via a welcoming entrance hall which provides access onto a front sitting room with a focal point of a recessed fireplace with decorative tiled hearth and timber mantle. Beyond the sitting room towards the rear is a separate dining room with doors leading onto the rear garden and also providing access onto the fitted kitchen. To the first floor there are two double bedrooms and the accommodation is completed by the excellent bathroom/WC.

Externally there is a courtyard garden to the front whilst to the rear is a patio seating area with artificial lawned gardens beyond. A superb property in an ideal location and viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Composite front door. Radiator. Stairs to first floor.

OPEN PLAN SITTING/DINING ROOM COMPRISING:

SITTING ROOM

13'1" x 10'2" (3.99m x 3.10m)

With a focal point of a recessed fireplace with decorative tiled hearth and timber mantle. PVCu double glazed bay window to the front. Laminate flooring. Television aerial point. Radiator. Ceiling cornice. Archway to:

DINING ROOM

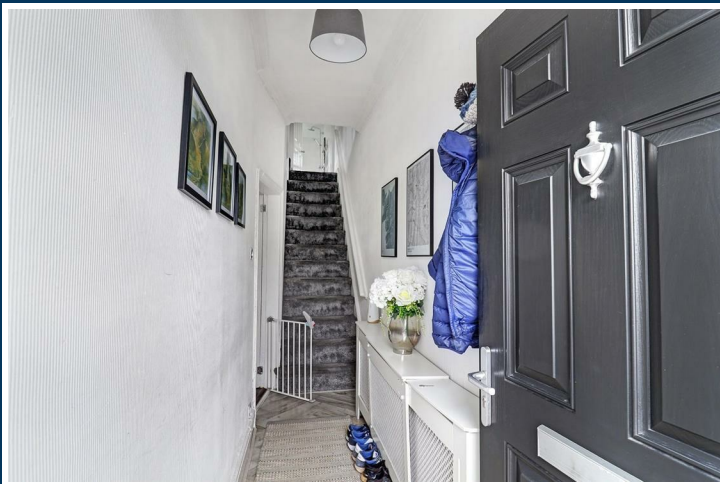
12'11" x 10'10" (3.94m x 3.30m)

With PVCu double glazed double doors providing access to the rear garden. Fitted storage and shelving. Laminate wood flooring. Understairs storage cupboard. Ceiling cornice. Radiator.

KITCHEN

10'3" x 8'1" (3.12m x 2.46m)

Fitted with a comprehensive range of grey wall and base units with contrasting marble effect work surfaces over incorporating sink unit with hose tap. Integrated oven/grill plus four ring induction hob with extractor hood over. Space for American style fridge freezer. Integrated washing machine and dishwasher. PVCu double glazed window overlooking the rear gardens. Radiator.



FIRST FLOOR

LANDING

Ceiling cornice. Loft access hatch.

BEDROOM 1

14'0" x 11'2" (4.27m x 3.40m)

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

BEDROOM 2

12'11" x 8'7" (3.94m x 2.62m)

PVCu double glazed window to the rear. Radiator. Telephone point.

BATHROOM

9'7" x 7'10" (2.92m x 2.39m)

Fitted with a modern white suite with chrome fittings comprising panelled bath plus separate tiled shower enclosure, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Airing cupboard housing Vaillant combination gas central heating boiler.

OUTSIDE

To the front of the property there is a walled courtyard garden. To the rear the dining room has doors leading onto a patio seating area which opens up into a courtyard garden with flagged patio and artificial lawn.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

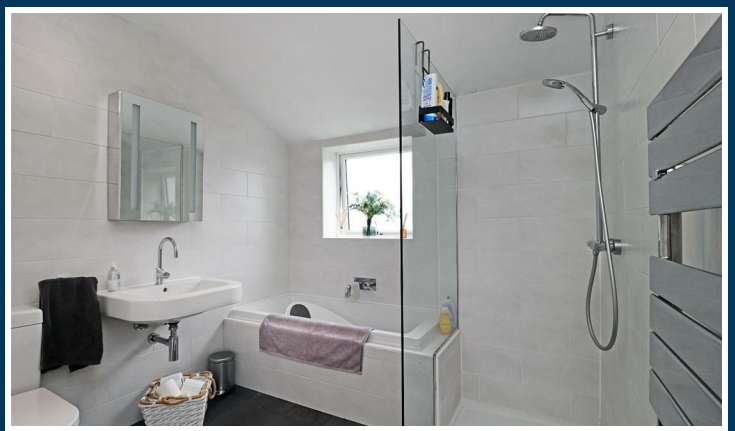
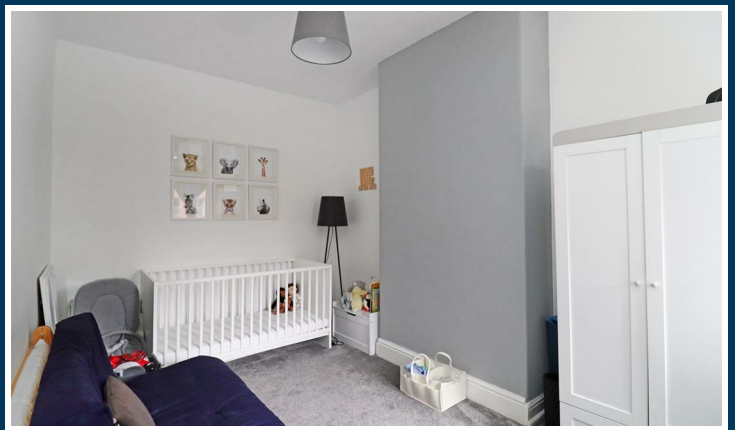
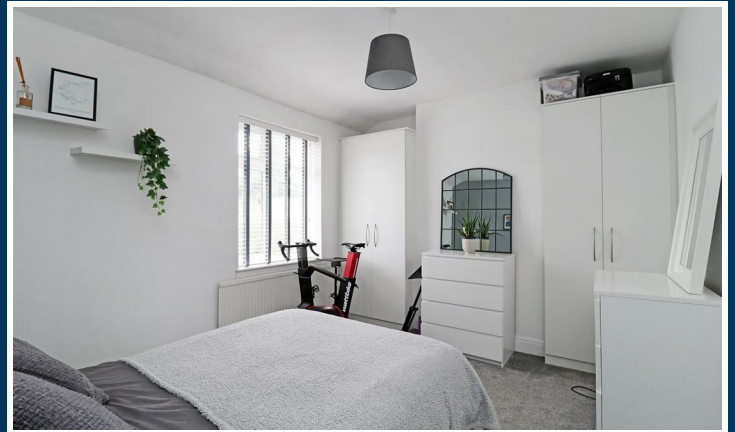
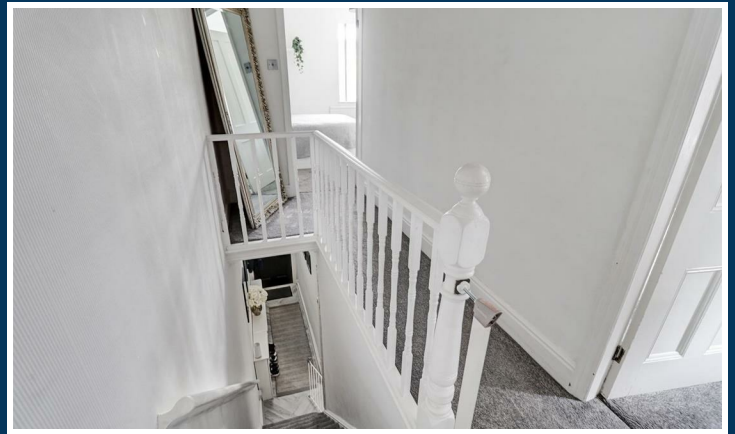
Band "B"

TENURE

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

NOTE

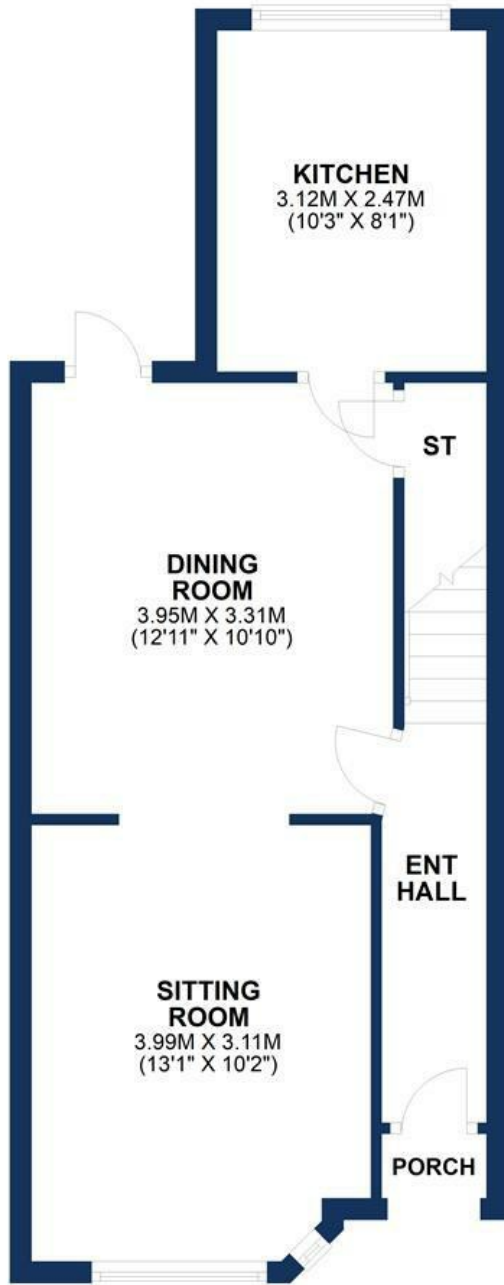
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 40.5 SQ. METRES (435.8 SQ. FEET)



FIRST FLOOR

APPROX. 39.0 SQ. METRES (420.0 SQ. FEET)



TOTAL AREA: APPROX. 79.5 SQ. METRES (855.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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