



11 BROOKFIELD DRIVE | TIMPERLEY

£525,000

A beautifully presented and well proportioned semi detached family home in a sought after cul de sac location within easy reach of Timperley village centre and Timperley Metrolink station. The accommodation briefly comprises large welcoming entrance hall, front sitting room whilst to the rear is an extended living/dining room with doors onto the rear gardens and access to an adjacent dining kitchen fitted with a comprehensive range of cream units and with a full range of integrated appliances. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three bedroom, two of which are doubles serviced by the family bathroom/WC. Off road parking within the driveway and secure gated access to the rear where there is a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6QR

DESCRIPTION

This semi detached family home occupies an enviable position nestled within this quiet cul de sac.

The accommodation is beautifully presented throughout and a wide entrance hall provides access onto a front sitting room with a focal point of a living flame gas fire and there is fitted storage and shelving within the chimney breast recesses. Towards the rear of the property an extension provides an impressive living/dining room with double doors leading onto the rear patio seating area with gardens beyond. Adjacent to the dining room is a large breakfast kitchen fitted with a comprehensive range of cream units and with a full range of integrated appliances and with door to the side. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three bedrooms, two of which are doubles and serviced by the family bathroom/WC.

Externally there is off road parking within the driveway and there is gated access towards the side. Further towards the rear is a second gate leading to the rear gardens which incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds.

The location is ideal being within easy reach of Timperley village centre and Timperley Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door. PVCu double glazed side screen. Tiled floor.

ENTRANCE HALL

Composite front door. Laminate wood flooring. Radiator. Spindle balustrade staircase to first floor. Picture rail. Under stairs storage cupboard.

CLOAKROOM

With WC and vanity wash basin. Tiled splashback. Laminate wood flooring. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Under stairs storage area.

SITTING ROOM

13'4" x 11'8" (4.06m x 3.56m)

With a focal point of a living flame gas fire with granite effect insert and hearth. PVCu double glazed bay window to the front. Picture rail. Ceiling cornice. Radiator. Fitted storage and shelving within the chimney breast recesses. Television aerial point.

OPEN PLAN LIVING/DINING ROOM COMPRISING

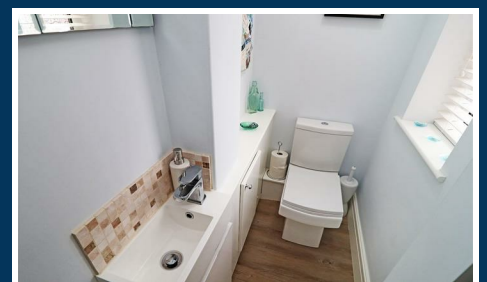
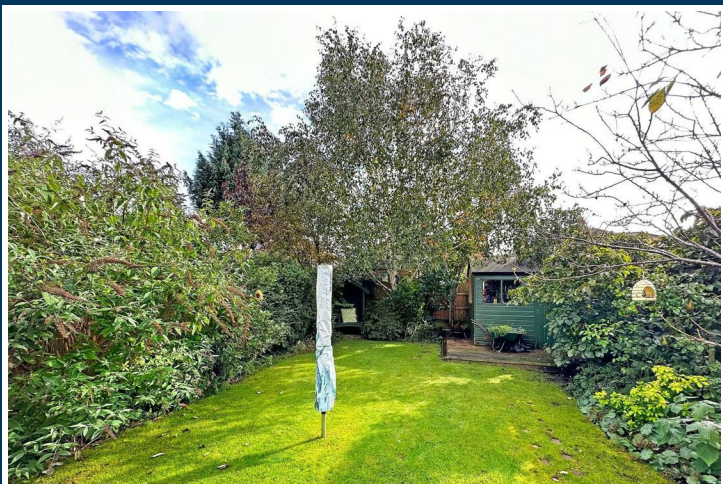
22'8" x 11'8" (6.91m x 3.56m)

LIVING AREA

Living flame gas fire with granite effect insert and hearth. Picture rail. Radiator. Television aerial point. Opening to:

DINING AREA

With PVCu double glazed double doors leading onto the rear patio with gardens beyond. Velux window to the rear. Picture rail. Radiator. Glass panelled door to:



DINING KITCHEN

18'9" x 10'9" (5.72m x 3.28m)

A superbly proportioned dining kitchen with a comprehensive range of cream wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill and microwave. 5 ring gas hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher, washing machine and dryer. Cupboard housing Worcester combination gas central heating boiler. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Laminate wood flooring. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM 1

146" x 11'8" (44.50m x 3.56m)

PVCu double glazed bay window to the front. Walk in wardrobe. Radiator. Picture rail.

BEDROOM 2

12'8" x 11'8" (3.86m x 3.56m)

PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Television aerial point. Radiator. Picture rail. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 3

8'0" x 6'6" (2.44m x 1.98m)

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

BATHROOM

9'7" x 6'6" (2.92m x 1.98m)

Fitted with a white suite with chrome fittings comprising panelled bath, corner tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled walls and floor. Opaque PVCu double glazed windows to the side and rear.

OUTSIDE

To the front of the property the drive provides off road parking and there is gated access to the side. To the side there is further gated access to the rear where there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX:

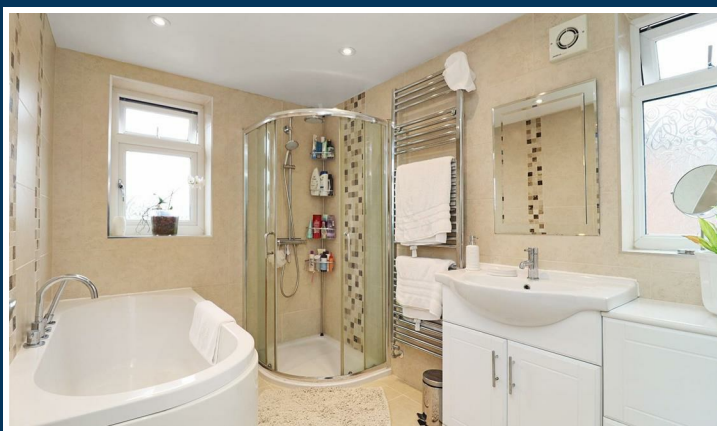
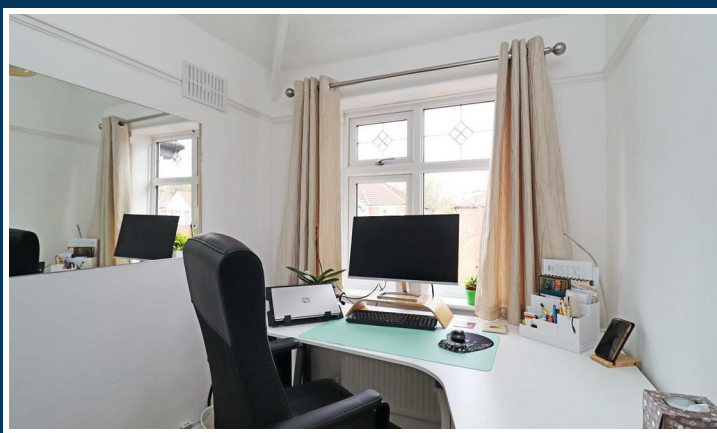
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TENURE

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

NOTE

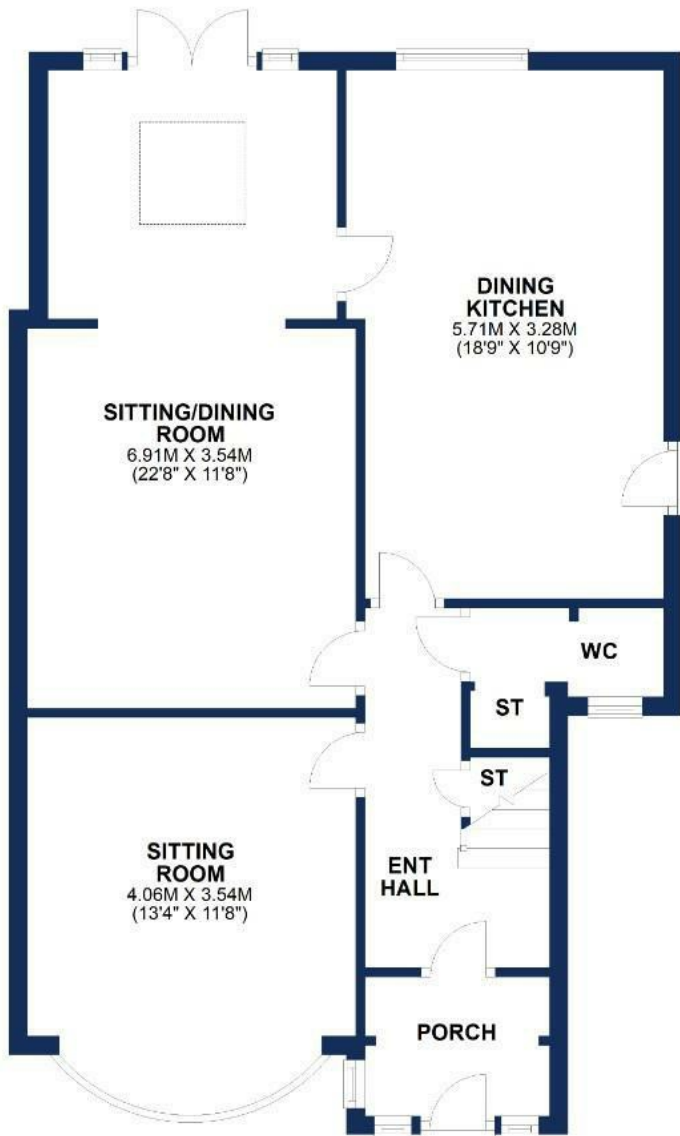
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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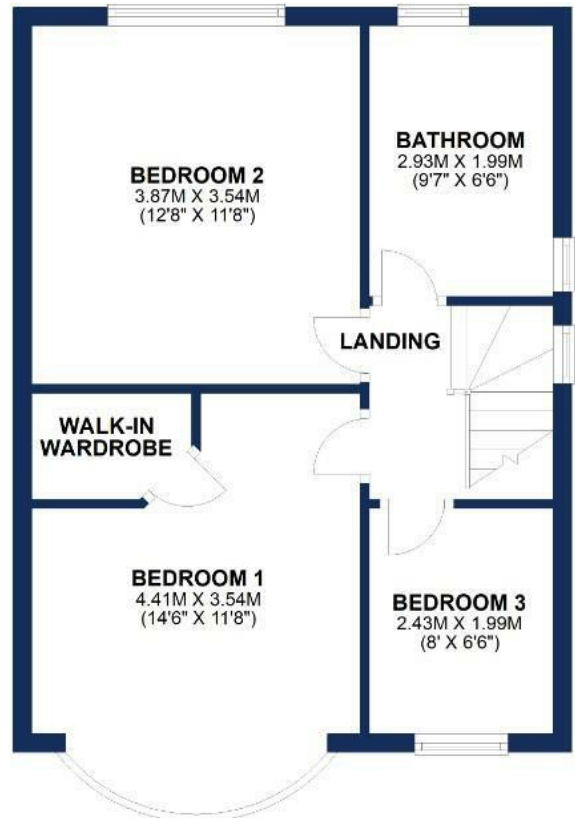
GROUND FLOOR

APPROX. 68.8 SQ. METRES (740.3 SQ. FEET)



FIRST FLOOR

APPROX. 43.6 SQ. METRES (469.6 SQ. FEET)



TOTAL AREA: APPROX. 112.4 SQ. METRES (1209.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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