



## 141 SYLVAN AVENUE | TIMPERLEY

OFFERS OVER £499,950

A superbly proportioned and immaculately presented semi detached family home in a sought after location, being within the catchment area of highly regarded primary and secondary schools and within short walking distance of Timperley Metrolink station. The extended accommodation briefly comprises entrance hall, front sitting room, impressive open plan L shaped living dining kitchen with bi folding doors onto the rear gardens plus adjacent utility room with access to the side, ground floor shower room/WC, three bedrooms and family bathroom/WC to the first floor. Off road parking within the driveway and gated access to the side. To the rear is a patio seating area with delightful lawns beyond and a detached garage. The property also benefits from air conditioning. Viewing is highly recommended to appreciate the accommodation on offer.



POSTCODE: WA15 6AE

## DESCRIPTION

This semi detached family home has been extended and updated to a high standard by the current owners to create superbly proportioned and presented accommodation that needs to be seen to be appreciated.

A recessed porch leads onto the entrance hall which in turn provides access onto the front sitting room. From the sitting room there are bi folding doors leading onto an impressive L shaped open plan living dining kitchen with a focal point of a solid fuel burner within the living area then with the kitchen providing a full range of integrated appliances and breakfast bar. From the open plan space there are bi folding doors leading onto the attractive gardens at the rear and also a separate utility room with access to the side. The ground floor accommodation is completed by the shower room/WC.

To the first floor the property offers three bedrooms serviced by the modern family bathroom/WC. To the front of the property the driveway provides off road parking and there is gated access towards the rear. Towards the rear is a patio seating area with delightful lawns beyond with further gravel seating area. Also towards the rear is a detached garage.

This superb family home is in an ideal location, being within the catchment area of highly regarded primary and secondary schools and within short walking distance of Timperley Metrolink station. Local shops are available on Riddings Road and Woodhouse Lane East. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Composite front door with leaded and stained effect glass panel. PVCu double glazed side screen and top light. Radiator. Opaque PVCu double glazed window to the side. Picture rail. Understairs storage cupboard.

#### SITTING ROOM

**13'9" x 10'11" (4.19m x 3.33m)**

PVCu double glazed bay window to the front. Picture rail. Radiator. Television aerial point. Telephone point. Bi folding doors to:

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

##### LIVING ROOM

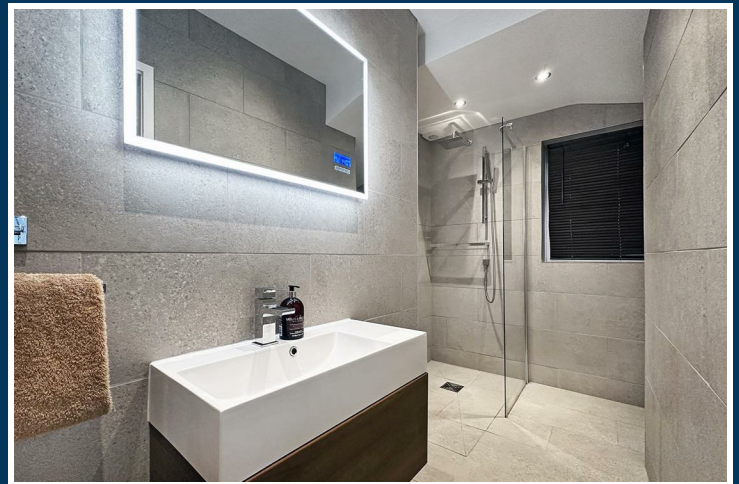
**11'7" x 9'11" (3.53m x 3.02m)**

With a focal point of a solid fuel burner set upon a tiled hearth. Natural wood flooring. Picture rail. Opening to:

##### DINING KITCHEN

**18'2" x 10'11" (5.54m x 3.33m)**

With a comprehensive range of wall and base units with natural wood work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer and breakfast bar. Integrated Bosch double oven/grill plus microwave. Five ring gas hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. Three velux windows to the rear. PVCu double glazed window to the rear. Bi folding doors provide access to the rear gardens. Two radiators. Television aerial point. Recessed low voltage lighting. Air conditioning unit.



## UTILITY

9'11" x 5'4" (3.02m x 1.63m)

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit and drainer. Plumbing for washing machine. Space for dryer. Laminate flooring. Tiled splashback. Chrome heated towel rail. Composite door provides access to the side. Extractor fan.

## SHOWER ROOM

9'11" x 7'8" maximum measurements (3.02m x 2.34m maximum measurements)

Fully tiled wet room with rain shower, WC and vanity wash basin. LED illuminated vanity mirror with Bluetooth connectivity, integrated speakers and 2 pin charging socket. Opaque PVCu double glazed window to the side. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

13'11" x 10'11" (4.24m x 3.33m)

With PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Television aerial point. Picture rail. Radiator. Air conditioning unit.

### BEDROOM 2

11'7" x 9'11" (3.53m x 3.02m)

PVCu double glazed window to the rear. Television aerial point. Telephone point. Picture rail. Radiator.

### BEDROOM 3

7'2" x 5'7" (2.18m x 1.70m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'7" x 6'7" (2.62m x 2.01m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with Hansgrohe shower over, WC and wash hand basin. Opaque PVCu double glazed windows to the side and rear. Extractor fan. Part tiled walls. Chrome heated towel rail. Loft access hatch.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and there is gated access towards the side. To the rear and accessed via the open plan living space there is a patio seating area with delightful lawned gardens beyond with additional gravel seating area also. Outside tap.

## DETACHED GARAGE

With up and over door. Door to the side. Light and power.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

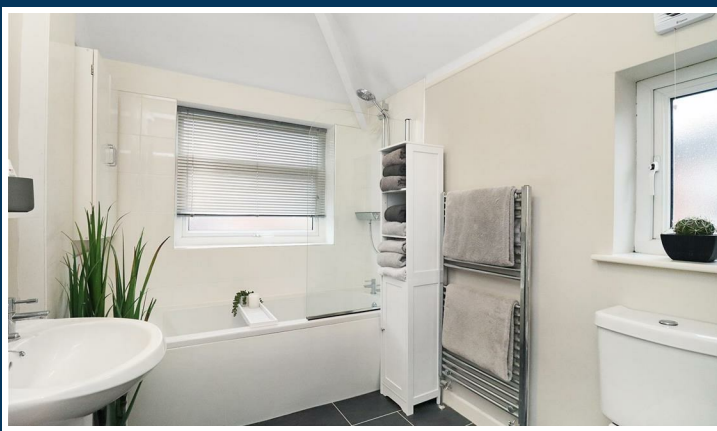
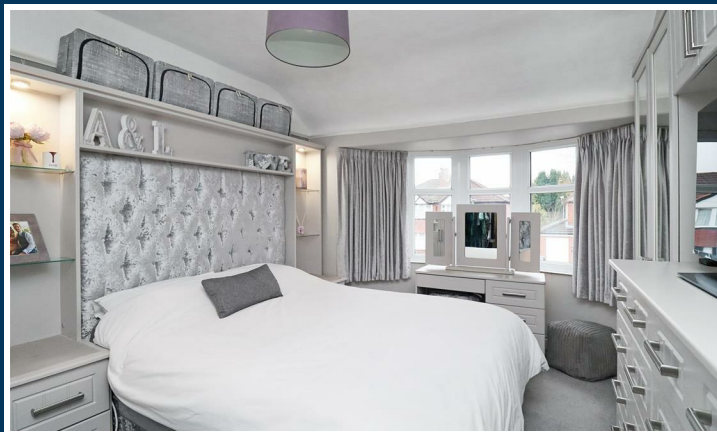
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## TENURE

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.

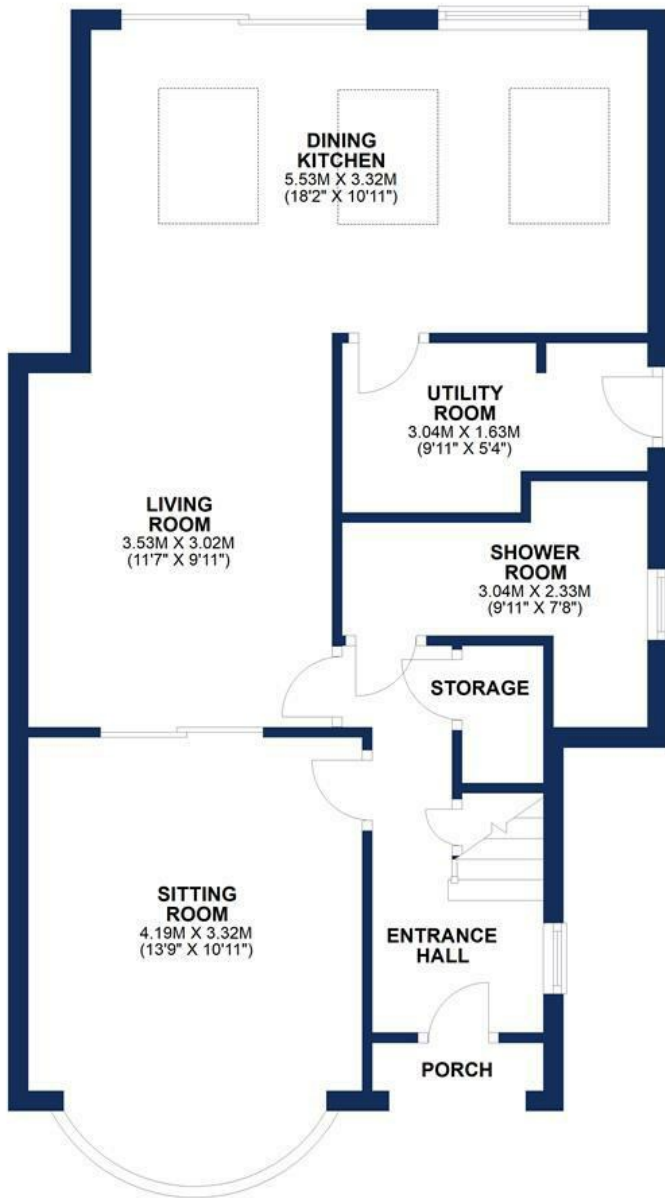


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## GROUND FLOOR

APPROX. 59.7 SQ. METRES (642.5 SQ. FEET)



## FIRST FLOOR

APPROX. 37.1 SQ. METRES (399.7 SQ. FEET)



TOTAL AREA: APPROX. 96.8 SQ. METRES (1042.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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