



14 BROOK LANE | TIMPERLEY

OFFERS OVER £525,000

A larger than average semi detached family home which has been updated and extended in recent years and ideally located within walking distance of the Metrolink station at Navigation Road and Wellington School. The accommodation briefly comprises enclosed porch, entrance hall, front dining room with double doors opening onto an impressive open plan living/dining kitchen complete with central island and doors to the rear gardens plus adjacent utility and the ground floor accommodation is completed by the shower room/WC. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway and gated access towards the rear. Towards the rear is a large patio seating area with superb lawns beyond all benefiting from a southerly aspect to enjoy the sun all day and with the added benefit of a detached home office. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6RN

DESCRIPTION

This larger than average semi detached family home lies within a sought after location with the Metrolink station at Navigation Road within walking distance and with Altrincham town centre a little further distant and also within easy reach of Timperley village centre and Wellington School.

The accommodation has been extended and updated in recent years and is presented to an exceptional standard. The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access onto the shower room/WC and also to the front dining room. From the dining room double doors lead onto an impressive open plan L shaped living dining kitchen with separate sitting area opening onto the full width dining kitchen complete with central island and with adjacent utility room. Doors from the dining kitchen lead onto the attractive south facing gardens to the rear.

To the first floor there are three well proportioned bedrooms serviced by the modern family bathroom/WC.

Externally the tarmac driveway provides off road parking and there is secure gated access to the rear. Immediately to the rear is a patio seating area accessed via the dining kitchen with delightful lawned gardens beyond with well stocked flowerbeds and further patio beyond housing a garden shed with light and power. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

An added benefit is the addition of a detached home office with light and power which is essential for modern living.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite front door.

ENTRANCE HALL

Glass panelled hard wood front door. Natural wood flooring. Spindle balustrade staircase to first floor. Radiator. Understairs storage cupboard.

DINING ROOM

12'0" x 11'10" (3.66m x 3.61m)

With PVCu double glazed bay window to the front. Natural wood flooring. Radiator. Double glass panelled doors to:

OPEN PLAN LIVING DINING KITCHEN COMPRISING

SITTING ROOM

11'9" x 11'4" (3.58m x 3.45m)

With focal point of a raised fireplace. Natural wood flooring. Television aerial point. Radiator. Opening to:

DINING KITCHEN

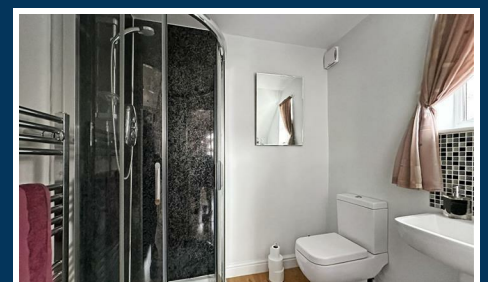
16'7" x 10'10" (5.05m x 3.30m)

Fitted with a comprehensive range of cream wall and base units with quartz work surfaces over incorporating a central island with breakfast bar and 1 1/2 bowl sink unit with hose tap. Integrated double oven/grill plus 5 ring gas hob all by Bosch. Klarsten extractor hood. Natural wood flooring. Bi fold doors provide access to the rear garden. Three velux windows to the rear. Radiator.

UTILITY

7'11" x 4'4" (2.41m x 1.32m)

With plumbing for washing machine and space for dryer. Space for fridge freezer. Natural wood flooring. Extractor fan.



SHOWER ROOM

7'0" x 6'7" (2.13m x 2.01m)

With suite comprising corner shower cubicle, WC and wash hand basin. Chrome heated towel rail. Natural wood flooring. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan. Underfloor heating.

FIRST FLOOR

LANDING

With PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space with light.

BEDROOM 1

12'22" x 11'4" (3.66m x 3.45m)

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

BEDROOM 2

11'10" x 11'4" (3.61m x 3.45m)

With PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Radiator. Television aerial point.

BEDROOM 3

10'11" x 6'5" (3.33m x 1.96m)

PVCu double glazed window to the front. Fitted wardrobe housing Worcester boiler installed in 2021 with full service 10 year warranty plan. Radiator.

BATHROOM

6'3" x 5'11" (1.91m x 1.80m)

With a white suite with chrome fittings comprising panelled bath with mixer shower, WC and pedestal wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls and floor. Extractor fan. Chrome heated towel rail. Underfloor heating.

OUTSIDE

OFFICE

15'3" x 11'0" (4.65m x 3.35m)

Accessed via double glass panelled doors to the front and with windows to all sides. Light and power.

To the front of the property the tarmac driveway provides off road parking and there is gated access towards the rear. To the rear and accessed via the dining kitchen is a patio seating area with delightful lawns beyond with well stocked flowerbeds and with further patio area housing a shed with light and power. The rear gardens benefit from a southerly aspect to enjoy the sun all day. There are external water feed and power points.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

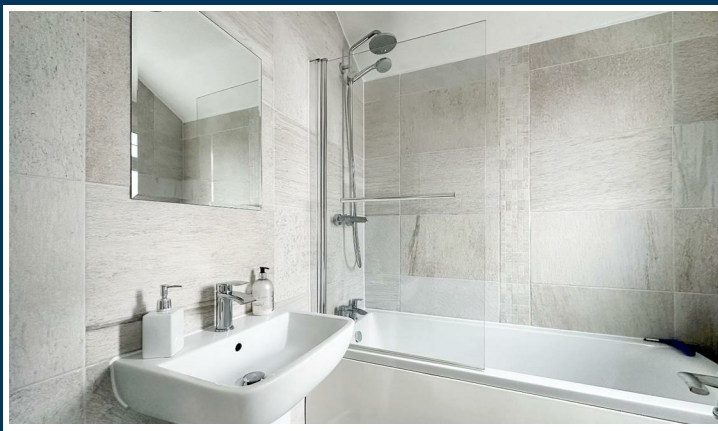
Band "C"

TENURE

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

NOTE

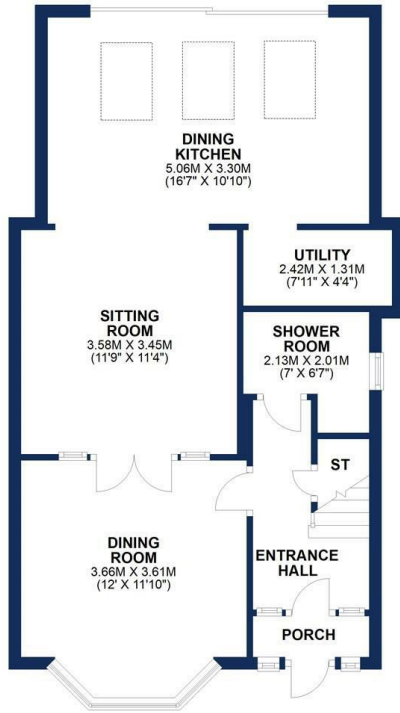
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 71.2 SQ. METRES (766.3 SQ. FEET)



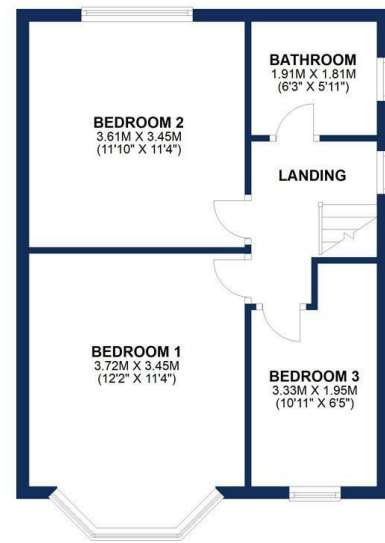
TOTAL AREA: APPROX. 113.0 SQ. METRES (1215.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



FIRST FLOOR

APPROX. 41.8 SQ. METRES (449.5 SQ. FEET)



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