



## 20 WENTWORTH AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £495,000

A superbly proportioned traditional semi detached family home in an ideal location within easy reach of Timperley village centre and lying within the catchment area of sought after primary and secondary schools and within walking distance of The Willows and Wellington Schools. The accommodation briefly comprises enclosed porch, entrance hall with cloakroom/WC, large sitting room opening onto a full width dining kitchen with conservatory beyond leading onto the impressive rear gardens. To the first floor there are three well proportioned bedrooms serviced by the bathroom with separate WC. Externally the flagged driveway provides off road parking and access to the detached garage. Immediately to the rear is a flagged patio with delightful lawns beyond which enjoy a high degree of privacy. Viewing is highly recommended to appreciate the property and the position.

POSTCODE: WA15 6NG

## DESCRIPTION

This semi detached family home is ideally located for schools being within the catchment area of highly regarded primary and secondary schools and within The Willows primary school and Wellington School within walking distance. Timperley village centre is within easy reach and Altrincham town centre a little further distant.

The accommodation is superbly proportioned throughout and features a separate sitting room to the front whilst towards the rear is a full width dining kitchen fitted with a comprehensive range of light wood units and with space for all appliances. Off the kitchen is a large conservatory with door leading onto the impressive rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms and bathroom with separate WC.

To the front of the property the driveway provides ample off road parking and access to the garage. Immediately to the rear is a flagged patio seating area with delightful lawns beyond which enjoy a high degree of privacy.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

With glass panelled front door. Radiator. Stairs to first floor.

#### SITTING ROOM

15'0" x 11'0" (4.57m x 3.35m)

With a focal point of a living flame gas fire with granite effect surround and hearth. PVCu double glazed window to the front. Radiator. Access to understairs storage cupboard housing the boiler. Ceiling cornice. Television aerial point. Sliding glass panelled doors to:

#### DINING KITCHEN

17'2" x 10'4" (5.23m x 3.15m)

With a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated double oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge freezer and plumbing for dishwasher and washing machine. Composite stable style door to the side. Tiled splashback. PVCu double glazed window to the rear. Ample space for dining suite. Radiator. Sliding doors to:

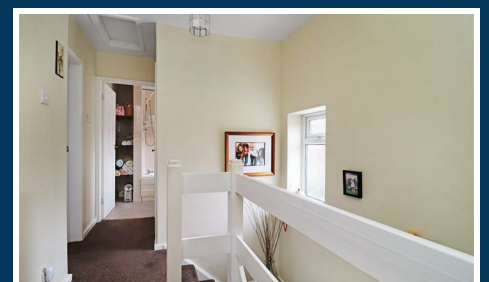
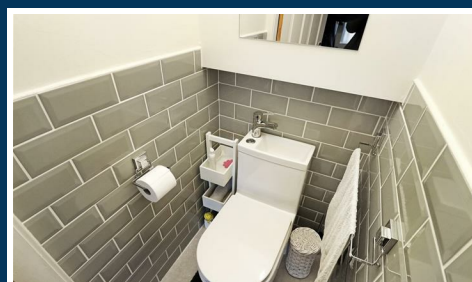
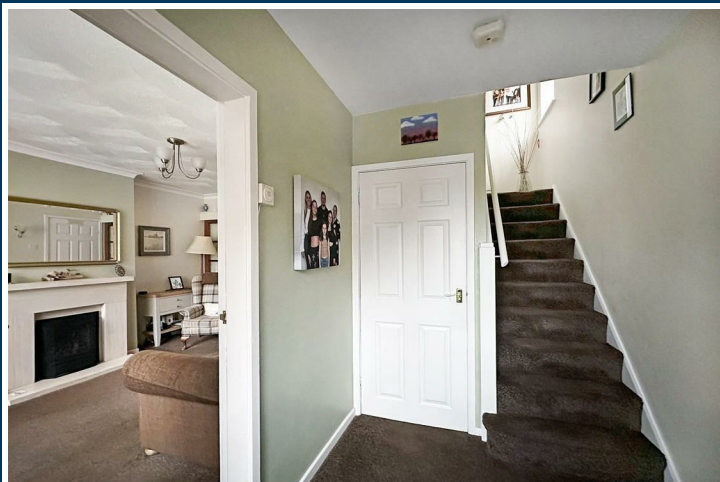
#### CONSERVATORY

13'7" x 9'9" (4.14m x 2.97m)

With PVCu double glazed door providing access to the rear gardens. Tiled floor. Radiator. Light and power. Underfloor heating.

#### WC

With WC and wash hand basin. Half tiled walls.



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

12'9" x 10'2" (3.89m x 3.10m)

With PVCu double glazed window to the front. Fitted wardrobe. Laminate flooring.

### BEDROOM 2

12'9" x 9'7" (3.89m x 2.92m)

PVCu double glazed window to the rear. Mirror fronted fitted wardrobes. Radiator.

### BEDROOM 3

8'0" x 6'8" (2.44m x 2.03m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

With panelled bath and vanity wash basin. Opaque PVCu double glazed window to the side. Radiator. Tiled walls. Storage recess.

### SEPARATE WC

WC and opaque PVCu double glazed window to the side. Tiled walls. Extractor fan.

### OUTSIDE

To the front of the property the flagged driveway provides off road parking and access to the garage towards the rear. Immediately to the rear and accessed via the conservatory there is a large flagged patio seating area with delightful lawned gardens beyond which enjoy a high degree of privacy. There is an external water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

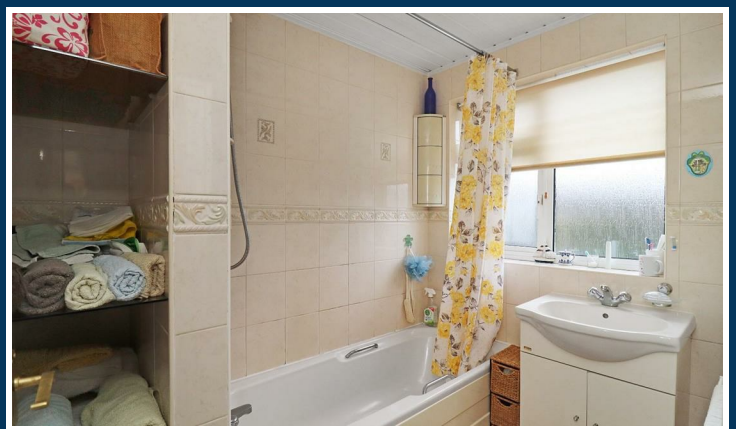
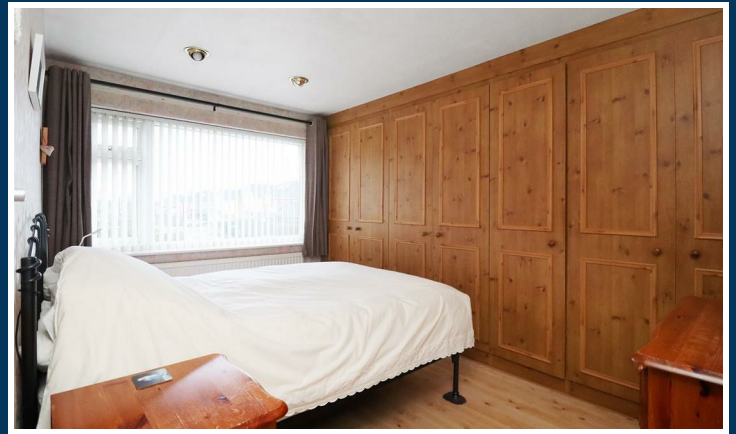
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### TENURE

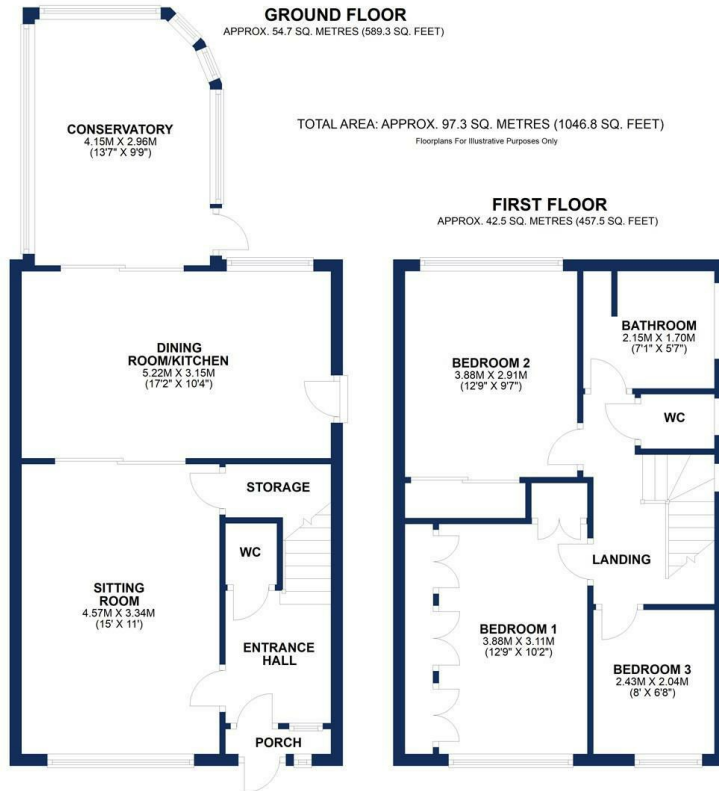
We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

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



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