



32 LEICESTER AVENUE | TIMPERLEY

£399,950

*****NO CHAIN***** A well presented and proportioned semi detached family home in an ideal residential location. The accommodation briefly comprises entrance hall, large sitting/dining room opening onto a rear conservatory with access to the rear gardens, fitted kitchen with access to the side, three bedrooms and bathroom with separate WC. Off road parking to the front with gated access to the rear where there are patio and decked seating areas with delightful lawned gardens beyond. Viewing is highly recommended to appreciate the potential of the accommodation on offer.

POSTCODE: WA15 6HR

DESCRIPTION

An attractive bay fronted semi detached family home offering well proportioned accommodation which is well presented and with superb gardens to the rear.

The location contains a variety of semi detached and detached houses with mature surroundings well placed for local shops, the village centre and within the catchment area of highly regarded primary and secondary schools and with Timperley Metrolink station providing a commuter service into Manchester.

The accommodation features a welcoming entrance hall which leads onto the superb sitting/dining room with sliding doors leading onto a separate rear conservatory. From the conservatory there are double doors leading onto the attractive rear garden. The ground floor accommodation is completed by the fitted kitchen with space for all appliances and with access to the side.

To the first floor there are three bedrooms serviced by the bathroom with separate WC. The two double bedrooms feature fitted wardrobes.

Externally there is off road parking within the block paved driveway which has an adjacent flagged courtyard garden with well stocked flowerbeds and there is gated access towards the rear. Immediately to the rear there are patio and decked seating areas with delightful lawns beyond which benefit from a south easterly aspect to enjoy the sun for the majority of the day.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Dado rail. Radiator. Spindle balustrade staircase to first floor. Understairs storage area.

SITTING ROOM

22'0" x 10'7" (6.71m x 3.23m)

PVCu double glazed bay window to the front. Focal point of a living flame gas fire with granite effect surround and hearth. Radiator. Television aerial point. Sliding doors to:

CONSERVATORY

11'8" x 7'10" (3.56m x 2.39m)

With PVCu double glazed double doors to the rear patio and gardens beyond. Laminate wood flooring. Light and power.

DINING KITCHEN

15'9" x 7'2" (4.80m x 2.18m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Ample space for table and chairs. PVCu double glazed windows to the side and rear and door providing access to the side. Wall mounted combination gas central heating boiler. Tiled splashback. Radiator.

FIRST FLOOR: LANDING

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



BEDROOM 1

12'6" x 10'3" (3.81m x 3.12m)

PVCu double glazed bay window to the front. Fitted wardrobes. Radiator. Television aerial point.

BEDROOM 2

10'3" x 9'11" (3.12m x 3.02m)

PVCu double glazed window to the rear overlooking the garden. Mirror fronted fitted wardrobe. Picture rail. Radiator.

BEDROOM 3

6'5" x 6'5" (1.96m x 1.96m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

Fitted with a suite comprising panelled bath with mixer shower and pedestal wash hand basin. Opaque PVCu double glazed window to the front. Radiator. Tiled walls. Fitted storage cupboard.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Half tiled walls. Laminate wood flooring.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is an adjacent flagged courtyard garden with well stocked flowerbeds and gated access towards the rear. The rear gardens incorporate patio and decked seating areas with delightful lawns beyond with mature hedge and fence borders. The rear gardens benefit from a south easterly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

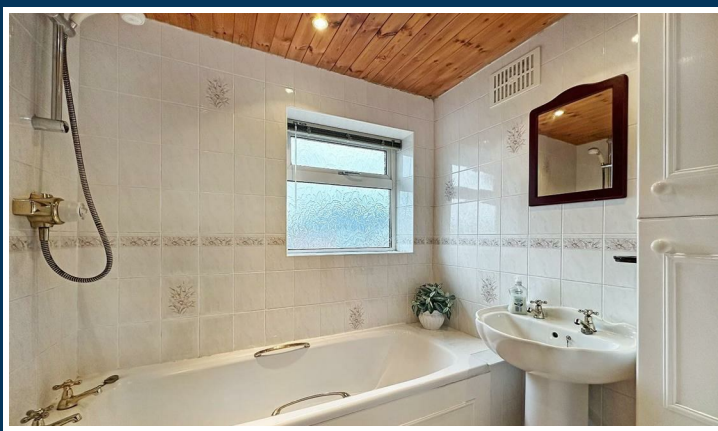
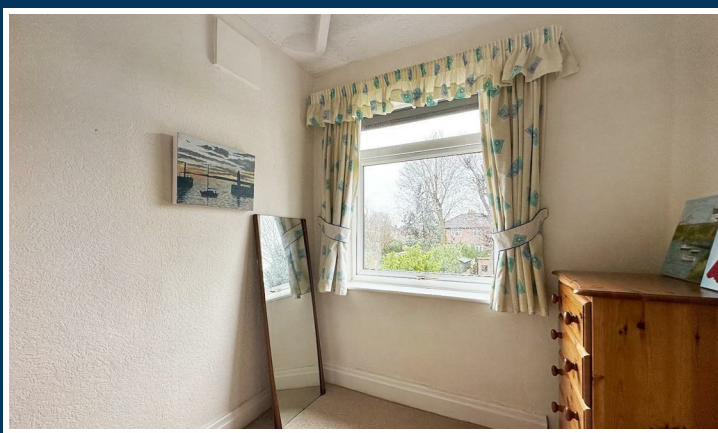
Band "C"

TENURE

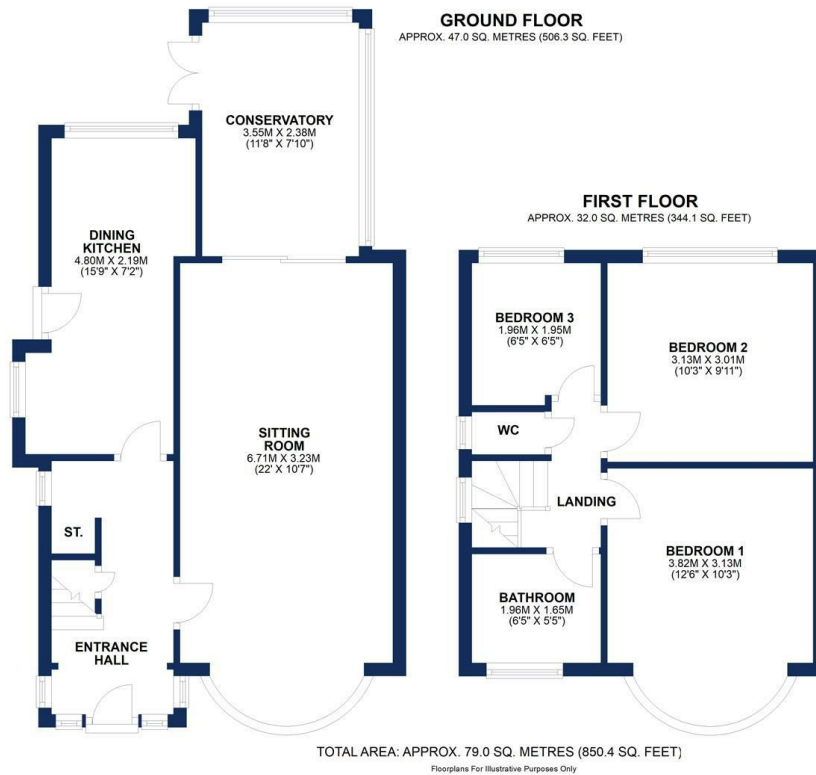
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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