



39 ST. GEORGES AVENUE | TIMPERLEY

£325,000

NO ONWARD CHAIN A superbly appointed semi detached bungalow in an ideal location within easy reach of local shops on Heyes Lane and with Timperley village centre a little further distant. The accommodation briefly comprises enclosed porch, entrance hall, large sitting/dining room, fitted kitchen with conservatory beyond leading onto the gardens, two bedrooms and shower room/WC. Off road parking within the driveway plus westerly facing gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 6HF

DESCRIPTION

Built to a traditional design the accommodation consists of two bedrooms both situated towards the rear of the property. Immediately to the front of the property and benefitting from a double glazed bay window is the sitting/dining room whilst to the rear of the property there is a long breakfast kitchen 17ft in length which in turn leads onto the delightful conservatory which provides access onto the westerly facing gardens. The accommodation is completed with the fitted shower room/WC.

To the front of the property is a paved driveway providing off road parking whilst to the rear the property is paved for easy maintenance and benefits from a westerly aspect to enjoy the afternoon and evening sun.

The location is extremely well placed with the village centre being just over 1/2 a mile away and the Metrolink providing easy access into Manchester. There are local shops available at the top of Heyes Lane.

Viewing is highly recommended.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Laminate flooring. Radiator. Picture rail. Recessed low voltage lighting. Loft access hatch.

SITTING/DINING ROOM

14'1" x 9'7" (4.29m x 2.92m)

With a focal point of a tiled fireplace and hearth. PVCu double glazed bay window to the front. Radiator. Picture rail. Dado rail. Television aerial point. Telephone point. PVCu double glazed window to the side. Space for living and dining suites.

KITCHEN

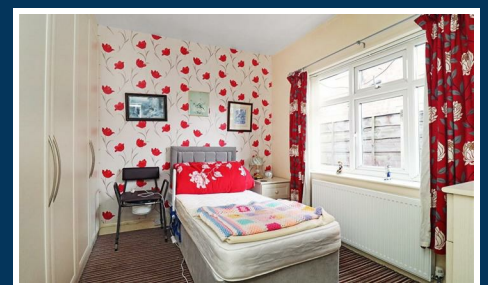
17'0" x 6'1" (5.18m x 1.85m)

Fitted with a comprehensive range of natural wood fronted wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Integrated fridge and freezer. Plumbing for washing machine. PVCu double glazed window to the side. Tiled splashback. Laminate flooring. Radiator. Cupboard housing Worcester gas central heating boiler.

CONSERVATORY

8'4" x 8'4" (2.54m x 2.54m)

With PVCu double glazed door providing access to the westerly facing gardens. Radiator. Tiled floor. Television aerial point.



BEDROOM 1

10'9" x 9'7" (3.28m x 2.92m)

With PVCu double glazed window to the side. Fitted wardrobes. Television aerial point. Radiator.

BEDROOM 2

9'8" x 6'9" (2.95m x 2.06m)

PVCu double glazed window to the rear. Radiator.

SHOWER ROOM

10'5" x 4'1" (3.18m x 1.24m)

Fitted with a suite comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the side and rear. To the rear and accessed via the conservatory the gardens are flagged for easy maintenance with fence borders and benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

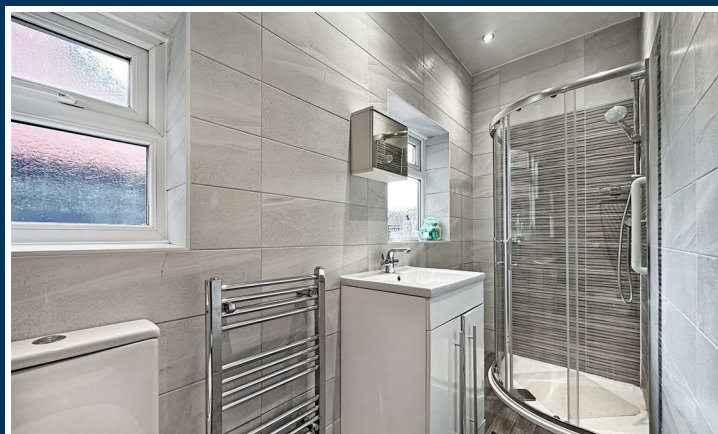
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TENURE

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

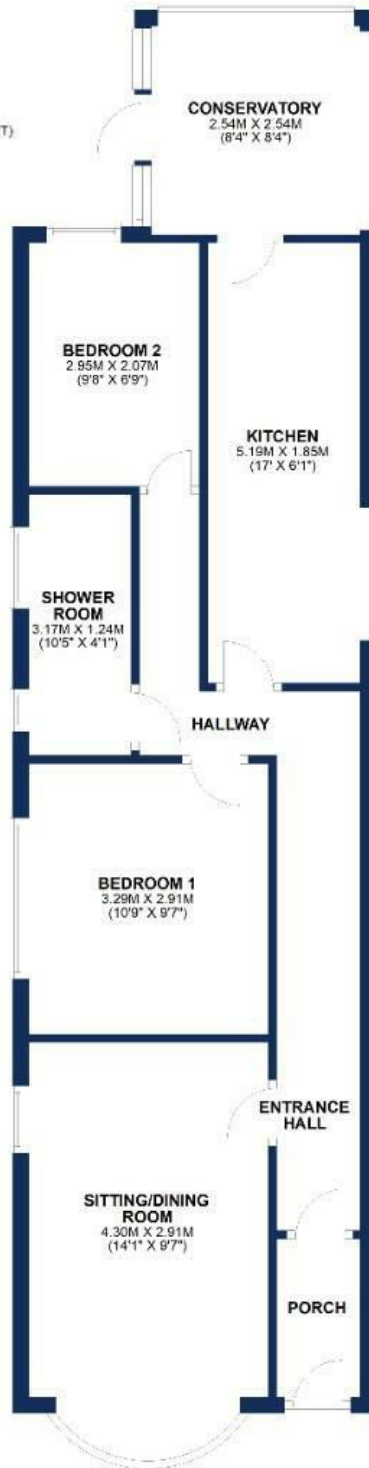
NOTE

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. 63.5 SQ. METRES (683.0 SQ. FEET)



TOTAL AREA: APPROX. 63.5 SQ. METRES (683.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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