



54 CROFTON AVENUE | TIMPRERLEY

£350,000

A superbly proportioned and presented semi detached family home in an ideal location within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, full depth sitting/dining room with double doors leading onto the rear conservatory which in turn leads onto the rear garden, breakfast kitchen with door to the rear and access to the integral workshop with storage space to the front. To the first floor there are two double bedrooms and bathroom/WC. Externally there is off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.

POSTCODE: WA15 6DA

DESCRIPTION

A superbly presented semi detached family home that needs to be seen to be appreciated.

The accommodation is superbly appointed throughout and features a full depth sitting/dining room with double doors leading onto the conservatory. From the conservatory there are double doors leading onto the south westerly facing gardens which benefit from the sun for the majority of the day. The ground floor accommodation is completed by a fitted breakfast kitchen which has access onto the gardens and also to the integral workshop with storage space to the front with doors to the driveway. To the first floor there are two double bedrooms and bathroom/WC.

To the front of the property the drive provides off road parking whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

Gas fired central is installed together with PVCu double glazing throughout.

A superb property in an ideal location lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and also the Metrolink station providing a commuter service into Manchester.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Front door. Stairs to first floor. Access to:

SITTING/DINING ROOM

23'10" x 11'11" (7.26m x 3.63m)

Running the full depth of the property with ample space for living and dining suites. PVCu double glazed bay window to the front. PVCu double glazed double doors to the rear providing access to the conservatory. Virgin broadband connection box. Raised living flame electric fire. Radiator.

BREAKFAST KITCHEN

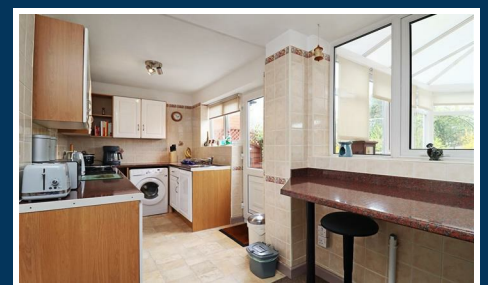
16'7" x 10'3" (5.05m x 3.12m)

Fitted with a range of wall and base units with work surfaces over incorporating a sink unit with drainer, breakfast bar. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Tiled walls. Two PVCu double glazed windows to the rear plus door providing access to the rear gardens. Radiator.

CONSERVATORY

14'0" x 10'9" (4.27m x 3.28m)

With PVCu double glazed double doors providing access to the south westerly facing garden. Laminate flooring. Light and power.



FIRST FLOOR

LANDING

PVCu double glazed window to the side.

BEDROOM 1

15'1" x 12'2" (4.60m x 3.71m)

With PVCu double glazed bay window to the front plus additional PVCU double glazed window. Radiator.

BEDROOM 2

10'9" x 9'1" (3.28m x 2.77m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'10" x 5'8" (2.39m x 1.73m)

Fitted with a modern white suite with black fittings comprising large walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls. Opaque PVCu double glazed window to the rear. Extractor fan.

OUTSIDE

WORKSHOP

11'5" x 9'7" (3.48m x 2.92m)

Accessed via the breakfast kitchen and providing excellent storage space and work area, with light and power and door to:

STORAGE

10'3" x 5'0" (3.12m x 1.52m)

With double doors to the front and also housing the Worcester combination gas central heating boiler.

To the front of the property the driveway provides off road parking whilst to the rear is a flagged patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

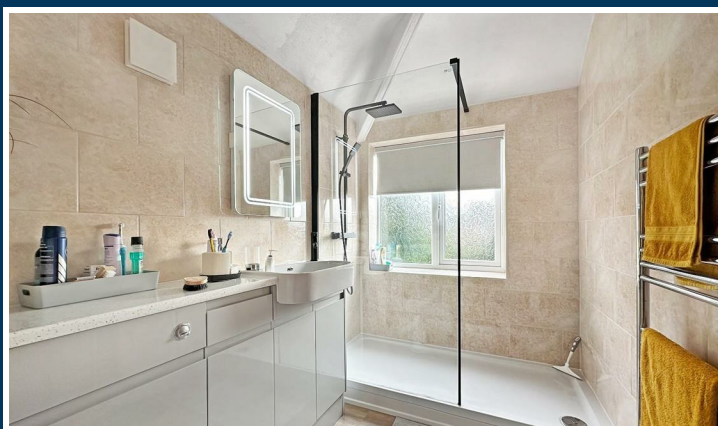
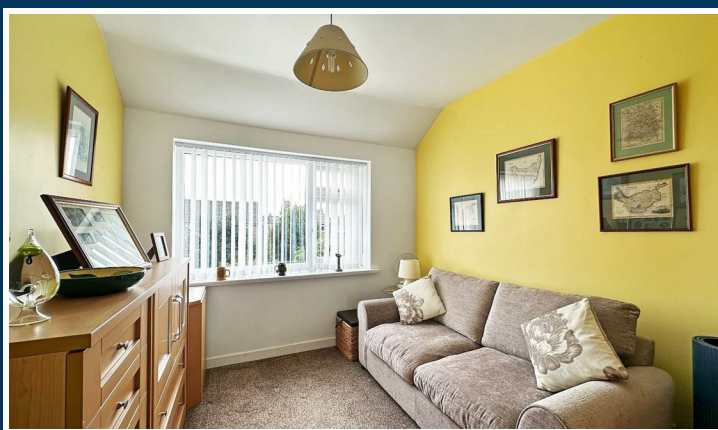
Vacant possession upon completion.

COUNCIL TAX:

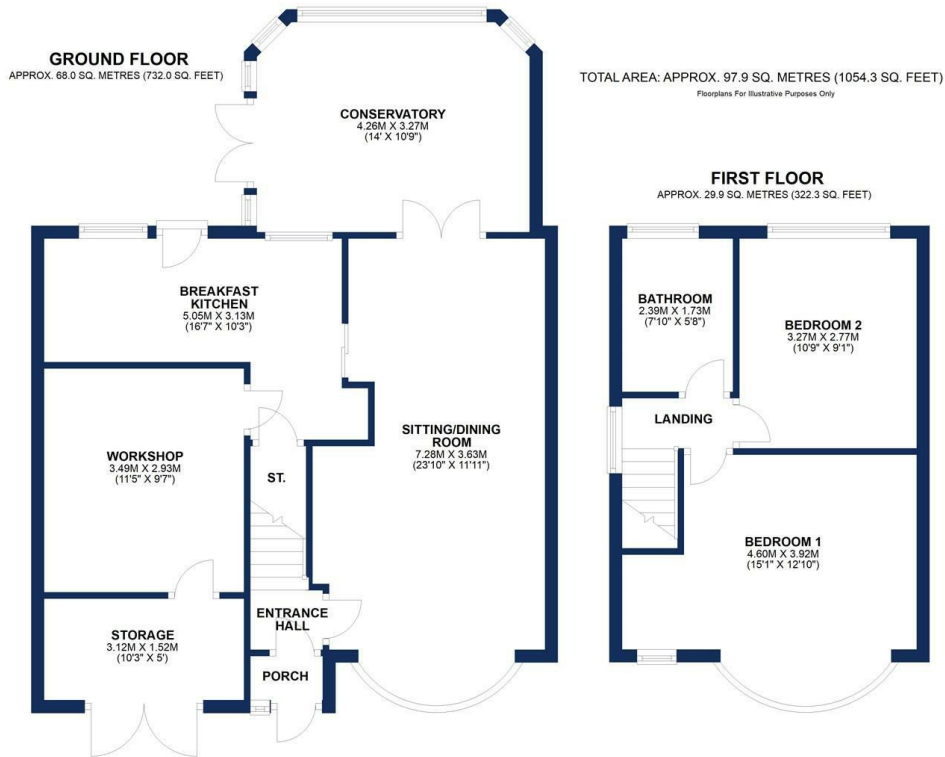
Band "C"

TENURE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM