



17 RAINFORD AVENUE | TIMPERLEY

£230,000

NO ONWARD CHAIN A superbly presented unique property in an ideal location within easy reach of Timperley village centre. The accommodation briefly comprises entrance vestibule, living room with adjacent modern fitted kitchen, bedroom and bathroom/WC to the first floor. Off road parking and allocated visitors parking and lawn gardens to the front and side. Viewing is highly recommended to appreciate the standard of presentation on offer.

POSTCODE: WA15 7TH

DESCRIPTION

Set well back from the road this terraced property is situated in an ideal location being within easy reach of Timperley village centre and with Altrincham town centre with the Metrolink station providing a commuter service into Manchester a little further distant.

To the ground floor the entrance vestibule leads onto the large lounge/dining room off which is the modern fitted kitchen with high gloss wall and base units.

To the first floor there is a large double bedroom and the accommodation is completed with the bathroom fitted with a modern white suite with chrome fittings.

The property benefits from off road parking and there is allocated visitors parking also. There are lawned gardens to the front and side.

A fine unique home within an excellent location appealing to first time buyers and investors alike.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door. PVCu double glazed window to the side. Laminate wood flooring.

LIVING ROOM

13'8" x 12'6" (4.17m x 3.81m)

With PVCu double glazed box bay window to the front with plantation shutters. Ample space for living and dining suites. Laminate wood flooring. Television aerial point. Telephone point. Radiator. Under stairs storage cupboard. Door to:

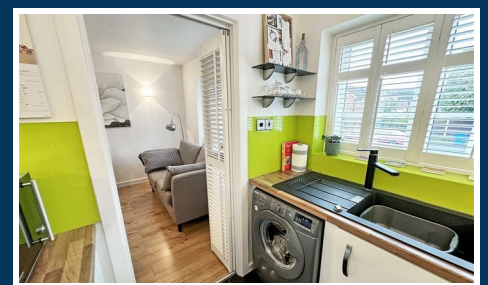
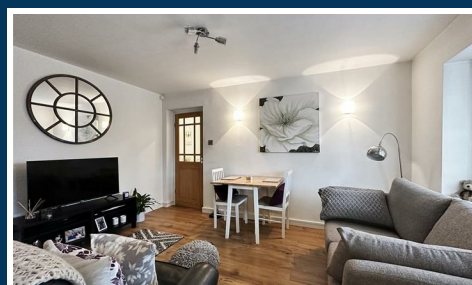
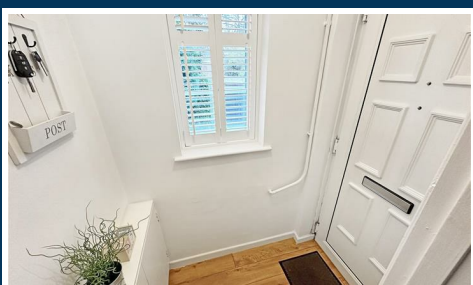
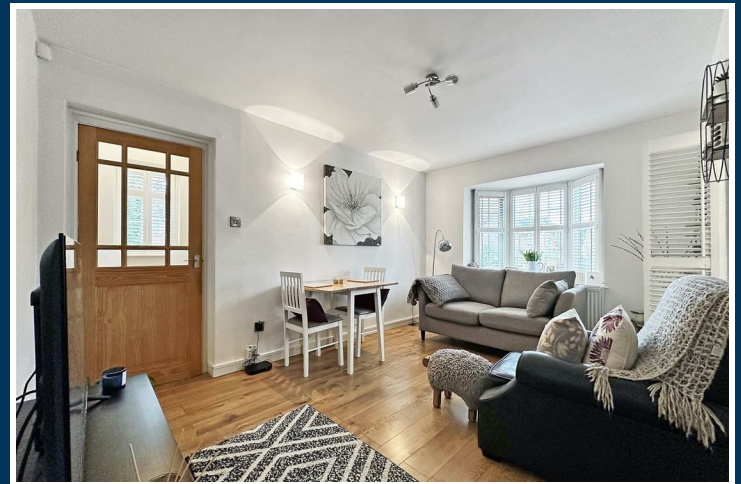
KITCHEN

7'0" x 6'0" (2.13m x 1.83m)

Fitted with a comprehensive range of white high gloss wall and base units with work surfaces over incorporating a Franke sink with drainer. Integrated double oven/grill plus four ring Baumatic hob with stainless steel extractor hood over. Integrated fridge and freezer. Plumbing for washing machine. PVCu double glazed window to the front with plantation shutters.

LANDING

Airing cupboard. Loft access hatch with pull down ladder to boarded loft space which also houses the combination gas central heating boiler.



BEDROOM

13'6" x 9'6" (4.11m x 2.90m)

PVCu double glazed window to the front with plantation shutters. Radiator. Laminate flooring.

BATHROOM

6'11" x 6'2" (2.11m x 1.88m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with main shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Opaque PVCu double glazed window to the front with plantation shutters.

OUTSIDE

Ideal cul de sac location with off road parking and lawned gardens to the front and side. There is also allocated visitors parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

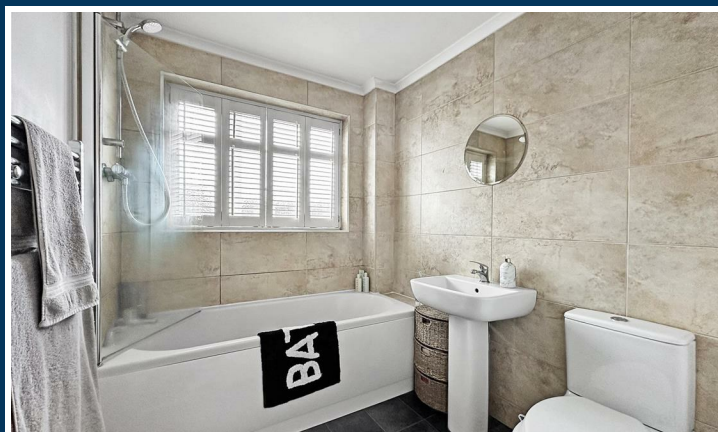
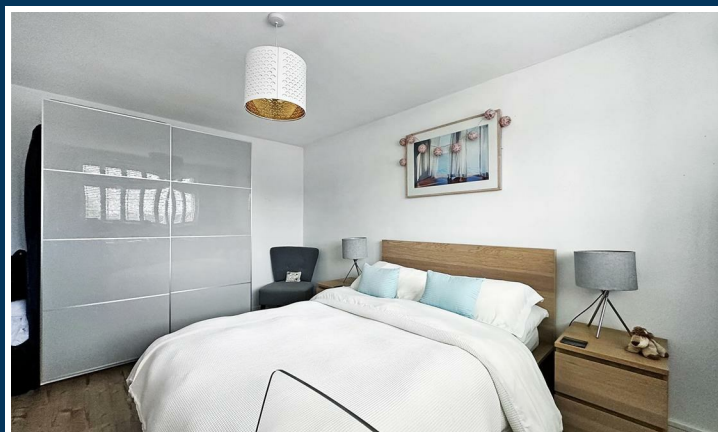
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX:

Band "B"

NOTE

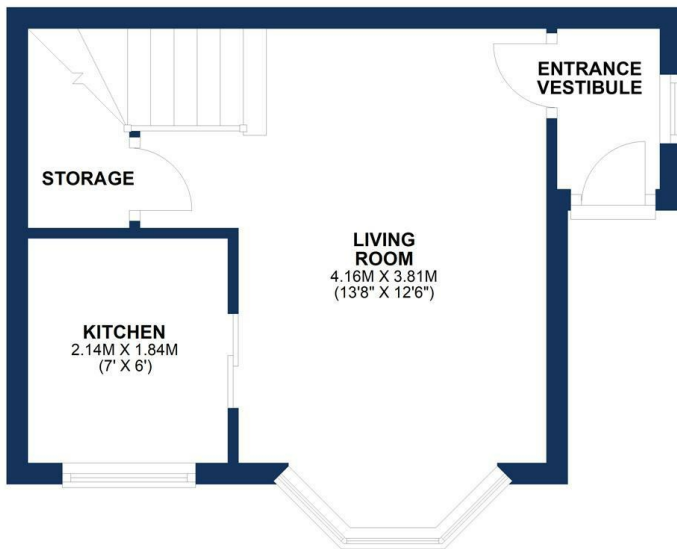
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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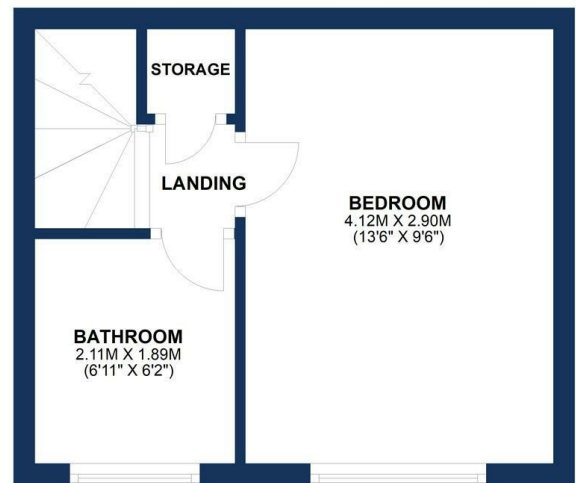
GROUND FLOOR

APPROX. 21.8 SQ. METRES (235.1 SQ. FEET)



FIRST FLOOR

APPROX. 20.0 SQ. METRES (215.1 SQ. FEET)



TOTAL AREA: APPROX. 41.8 SQ. METRES (450.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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