



24 HAWTHORN AVENUE | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAINFURTHER PHOTOS COMING SOON*** A semi detached family home in a sought after location well presented throughout and viewing is highly recommended. The accommodation briefly comprises entrance hall, front sitting room plus full width open plan dining kitchen to the rear with access to the gardens, three bedrooms and bathroom/WC. Off road parking within the driveway plus attached garage. Delightful gardens to the rear benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

POSTCODE: WA15 6TR

DESCRIPTION

This semi detached home is well presented throughout, ideally positioned and viewing is highly recommended. The accommodation is approached via the welcoming entrance hall which provides access onto a sitting room to the front whilst to the rear is an impressive L shaped open plan dining kitchen fitted with a comprehensive range of cream units and with doors leading onto the south westerly facing rear gardens. To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a modern white suite with chrome fittings.

Externally there is ample off road parking within the driveway which also provides access to the attached garage. The garage has doors to the front and back and light and power. To the rear is a patio seating area with delightful lawns beyond all benefitting from a south westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within walking distance of Timperley Metrolink station providing a commuter service into Manchester and with local shops also on the doorstep. The property also lies within the catchment area of highly regarded primary and secondary schools.

A superb opportunity and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Radiator. Telephone point. Understairs storage cupboard.

SITTING ROOM

13'11" x 11'10" (4.24m x 3.61m)

PVCu double glazed bay window to the front. Wall mounted fire. Picture rail. Ceiling cornice. Radiator.

DINING KITCHEN

18'11" x 13'1" (5.77m x 3.99m)

Running the full width of the property and fitted with a comprehensive range of wall and base units with work surfaces over incorporating a stainless steel sink unit/drain. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Wall mounted combination gas central heating boiler. Recessed low voltage lighting. Tiled splashback. Laminate flooring. PVCu double glazed window to the rear.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access with pull down ladder.

BEDROOM ONE

13'1" x 11'10" (3.99m x 3.61m)

With PVCu double glazed window to the rear. Picture rail.



BEDROOM TWO

11'10" x 11'7" (3.61m x 3.53m)

PVCu double glazed window to the front. Radiator. Picture rail.

BEDROOM THREE

8'0" x 6'7" (2.44m x 2.01m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'7" x 6'7" (2.31m x 2.01m)

Fitted with a white suite with chrome fittings comprising panelled bath with main shower over, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Tiled splashback. Chrome heated towel rail.

OUTSIDE

GARAGE

Light, power and water feed. Doors to the front and rear.

To the front of the property the drive provides off road parking. To the rear the gardens incorporate a patio seating area with superb lawns beyond all with fence borders and benefiting 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:

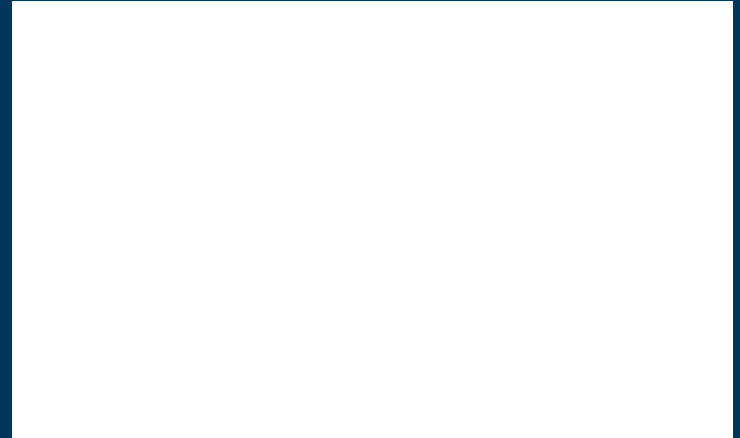
Band C

TENURE:

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

NOTE:

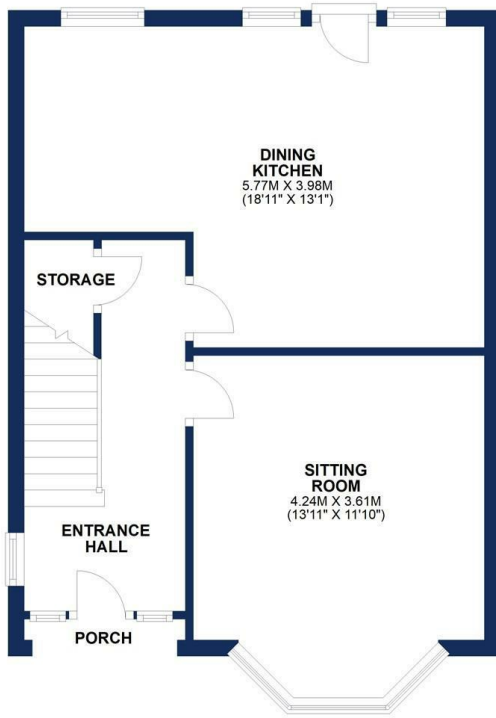
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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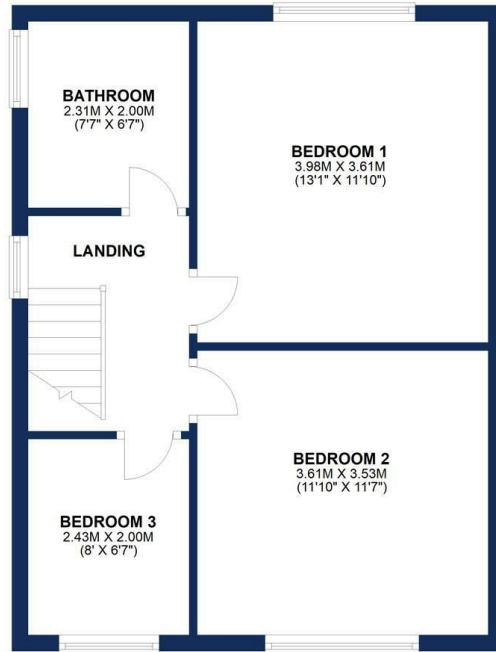
GROUND FLOOR

APPROX. 43.9 SQ. METRES (472.2 SQ. FEET)



FIRST FLOOR

APPROX. 43.5 SQ. METRES (468.0 SQ. FEET)



TOTAL AREA: APPROX. 87.3 SQ. METRES (940.2 SQ. FEET)
Floorplans For Illustrative Purposes Only



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