



## 54 SHAFTESBURY AVENUE | TIMPERLEY

£575,000

An immaculate true bungalow which has been extended and re-modelled over the years to create superbly proportioned living space that needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hallway with storage, two double bedrooms, bathroom/WC plus separate shower room/WC, large sitting room, superb open plan dining kitchen with adjacent separate utility room and access to the conservatory with doors to the south facing gardens at the rear. To the front of the property the block paved drive provides off road parking with adjacent lawned gardens and there is gated access to the rear and access to the garage. A superb bungalow and viewing is essential to appreciate the standard of accommodation on offer.



POSTCODE: WA15 7NW

## DESCRIPTION

This true bungalow has undergone a complete programme of modernisation and extension over the years to create superbly proportioned and presented living space that needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall which provides access to all rooms and separate storage area. Towards the front of the property there are two double bedrooms, the master benefitting from a range of fitted wardrobes. There is a large separate sitting room with a focal point of a living flame gas fire and with glass panelled double doors providing access to the conservatory. Towards the rear of the property there is an impressive open plan living dining kitchen with a comprehensive range of natural wood units with granite work surfaces over and with a range of quality integrated appliances and with door providing access to the side. Off the kitchen is a separate utility room and double glass panelled doors leading onto the conservatory which in turn leads onto the south facing rear gardens. The accommodation is completed by the main bathroom/WC and there is also an additional shower room/WC.

Externally there is off road parking within the block paved driveway which has adjacent lawned gardens with mature hedge and fence borders. There is access to the garage and also gated access to the rear. The garage has an up and over door to the front and there is a PVCu double glazed door providing access to the rear and light and power. The gardens to the rear incorporate a patio seating area with superb lawns beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre at the end of Stockport Road and with local shops available on Shaftesbury Avenue. Altrincham town centre is a little further distant.

A fine example of a true bungalow and viewing is highly recommended.

## ACCOMODATION

### ENCLOSED PORCH

PVCu double glazed double doors. Tiled floor.

### ENTRANCE HALL

Hardwood front door with opaque leaded and stained effect double glazed windows. Karndean flooring. Radiator. Ceiling cornice. Airing cupboard.

### SITTING ROOM

18'11" x 12'7" (5.77m x 3.84m)

With a focal point of a living flame gas fire with granite surround and hearth. Leaded effect PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point. Ceiling cornice. Glass panelled double doors to the conservatory.

### OPEN PLAN DINING KITCHEN

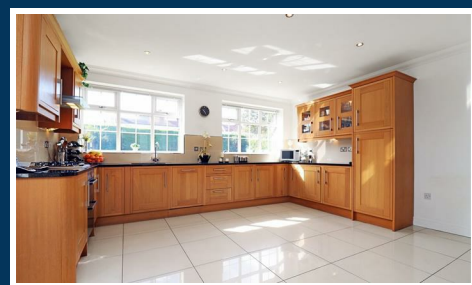
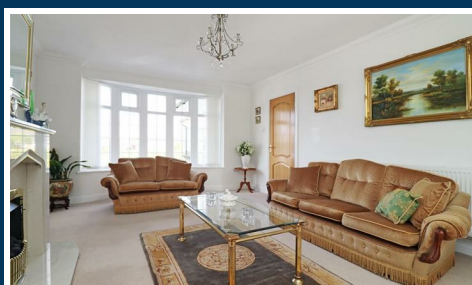
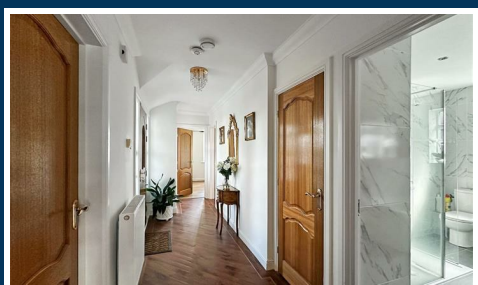
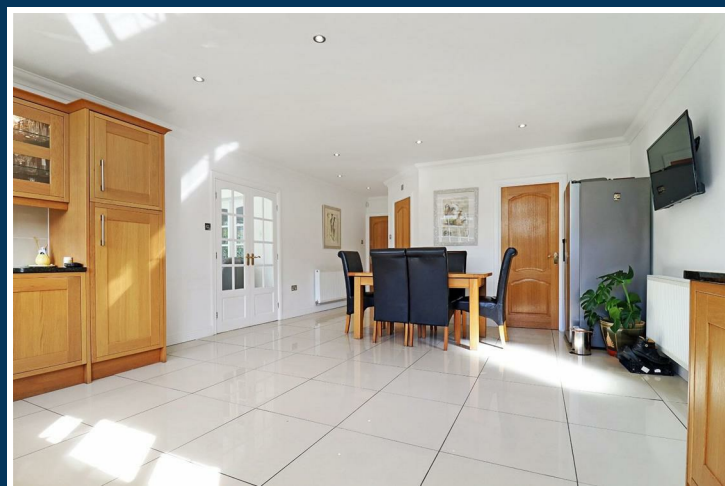
27'32" x 15'11" (8.23m x 4.85m)

Fitted with a comprehensive range of natural wood wall and base units with granite work surfaces over incorporating 1 1/2 bowl sink unit. Integrated Bosch double oven/grill plus 4 ring gas hob with stainless steel extractor hood and dishwasher. Tiled floor and splashback. Two leaded effect PVCu double glazed windows overlook the rear garden. PVCu double glazed door provides access to the side. Recessed low voltage lighting. Ceiling cornice. Television aerial point. Telephone point. Ample space for dining suite. Two radiators. Access to:

### UTILITY

5'11" x 5'5" (1.80m x 1.65m)

With a continuation of the wall and base units from the kitchen. Work surface incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Plumbing for washing machine. Cupboard housing Vaillant combination gas central heating boiler. Tiled splashback. Opaque leaded effect PVCu double glazed window to the side. Recessed low voltage lighting.



## CONSERVATORY

13'92" x 11'7" (3.96m x 3.53m)

Accessed via double glass panelled doors from the sitting room and kitchen. PVCu double glazed doors provide access to the south facing rear gardens. Tiled floor. Radiator. Television aerial point. Telephone point. Velux windows to the side and rear.

## BEDROOM 1

14'2" x 10'1" (4.32m x 3.07m)

With leaded effect PVCu double glazed window to the front. Fitted wardrobes. Natural wood flooring. Ceiling cornice. Television aerial point. Telephone point. Radiator.

## BEDROOM 2

10'11" x 10'11" (3.33m x 3.33m)

Leaded effect PVCu double glazed window to the side. Natural wood flooring. Television aerial point. Telephone point. Radiator. Ceiling cornice. Loft access hatch.

## BATHROOM

8'6" x 7'7" (2.59m x 2.31m)

Fitted with a contemporary white Duravit suite comprising panelled bath, separate tiled shower enclosure, wash hand basin and WC. Fully tiled walls and floor. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Opaque leaded effect PVCu double glazed window to the side.

## SHOWER ROOM

5'112" x 5'11" (1.52m x 1.80m)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Velux window.

## OUTSIDE

Externally there is off road parking within the block paved driveway which has adjacent lawned gardens with mature hedge and fence borders. There is access to the garage and also gated access to the rear. The garage has an up and over door to the front and there is a PVCu double glazed door providing access to the rear and light and power. The gardens to the rear incorporate a patio seating area with superb lawns beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

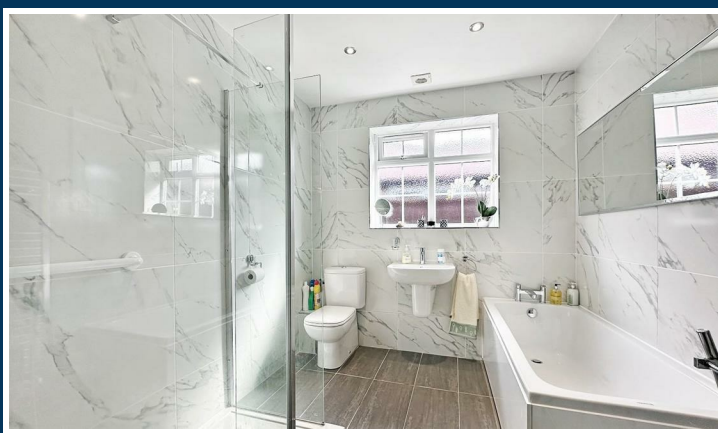
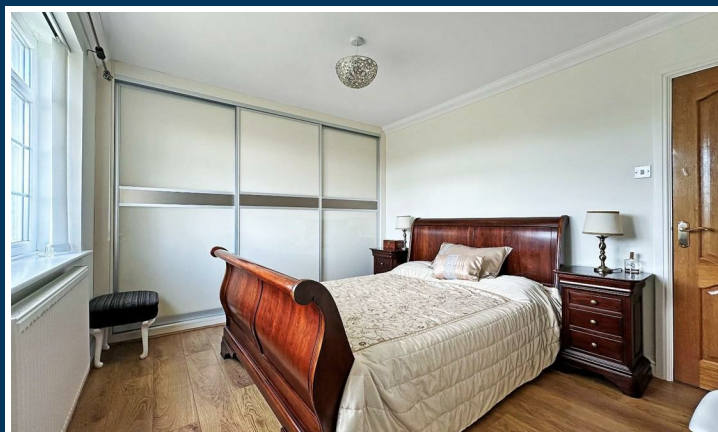
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## TENURE

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

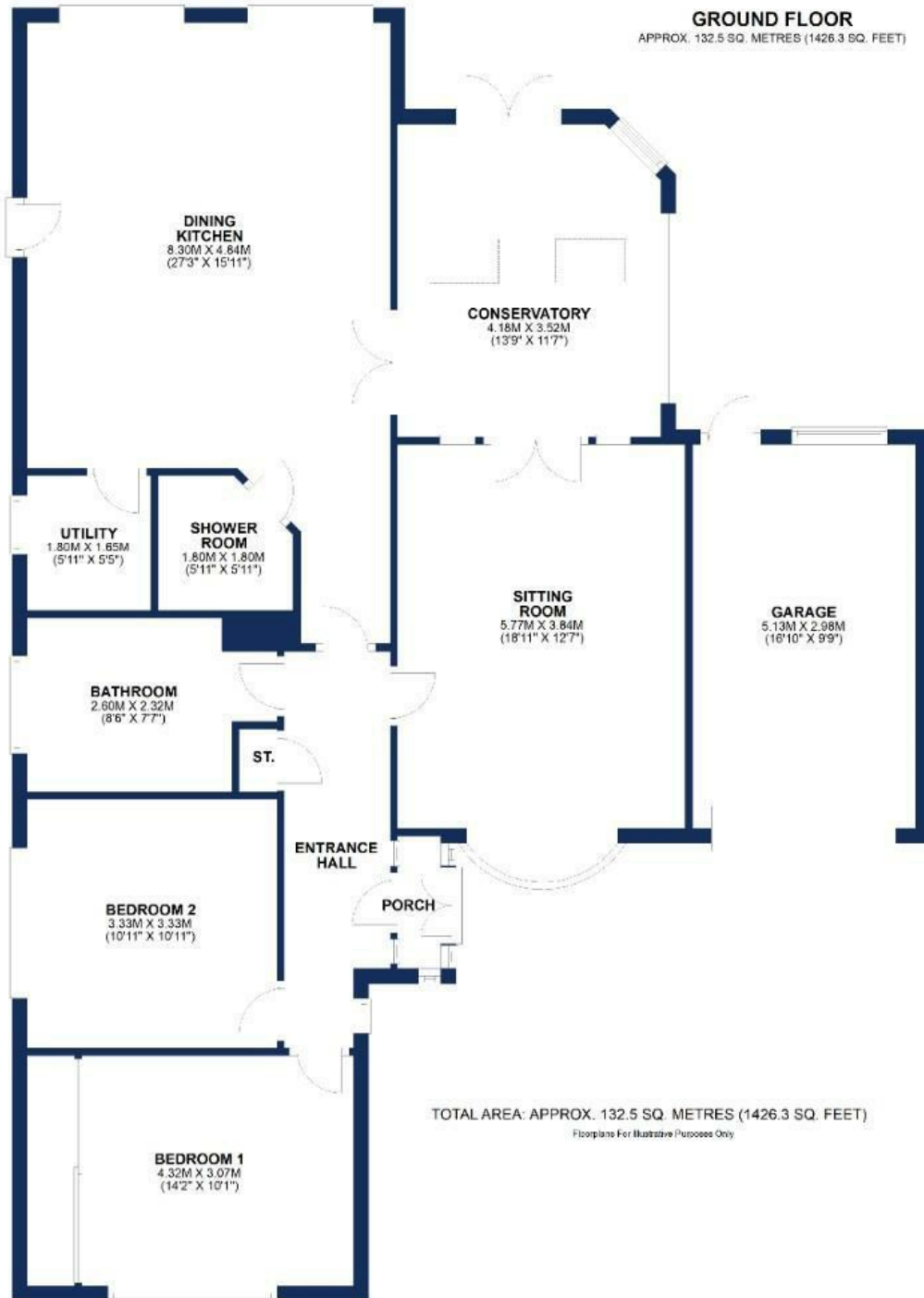
## NOTE

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



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