

51 FAIRBOURNE DRIVE | TIMPERLEY

£450,000

NO ONWARD CHAIN A superbly proportioned three bedroom semi detached family home with exceptional gardens that need to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room plus extended rear dining room and kitchen with views over the rear garden and with access to the side, three excellent bedrooms and bathroom/WC. To the front of the property the drive provides off road parking and there is gated access to the side leading to the large brick garage. To the rear is a large patio seating area with superb lawned gardens beyond enjoying a high degree of privacy.

Viewing is essential to appreciate the standard of accommodation on offer and the gardens.

POSTCODE: WA15 6AT

DESCRIPTION

Fairbourne Drive forms part of a popular residential location with local shops nearby and lying within the catchment area of highly regarded primary and secondary schools and with Heyes Lane school on the doorstep.

Constructed to a traditional design the property has been extended to the rear to create superbly proportioned living space balanced by exceptional gardens that need to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall and to the front is a separate sitting room and to the rear the dining room benefits from views over the rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of light wood units and with composite door providing access to the side.

To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

To the front of the property the driveway provides off road parking and there is gated access to the side. Towards the rear is a large brick detached garage. The rear gardens incorporate a patio seating area with extensive lawns beyond which enjoy a high degree of privacy and a southerly aspect for the sun all day. The end section of the garden is held on a tenancy agreement with Trafford Council which is easily transferable and full details will be provided.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Stairs to first floor. Telephone point. Under stairs storage cupboard.

SITTING ROOM

15'4" x 11'2" (4.67m x 3.40m)

With a focal point of a recessed tiled fireplace. PVCu double glazed window to the front. Radiator. Television aerial point. Sliding glass panelled doors to:

DINING ROOM

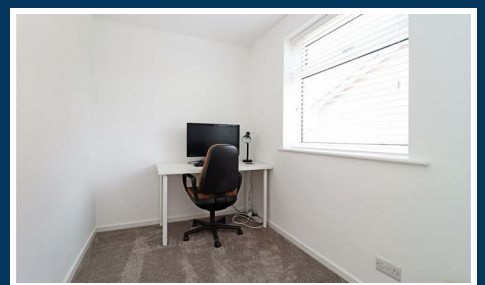
16'7" x 9'3" (5.05m x 2.82m)

Also accessed via the kitchen. PVCu double glazed window to the rear overlooking the extended garden. Radiator. Television aerial point. Serving hatch to the kitchen.

KITCHEN

16'7" x 7'10" (5.05m x 2.39m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring ceramic hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for table and chairs. PVCu double glazed window to the rear. Composite door provides access to the side. Television aerial point. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to large loft space.

BEDROOM 1

16'2" x 11'5" (4.93m x 3.48m)

PVCu double glazed window to the front. Radiator.

BEDROOM 2

13'2" x 9'2" (4.01m x 2.79m)

With PVCu double glazed window overlooking the rear garden. Radiator. Window seat with views over the extensive gardens and playing fields.

BEDROOM 3

9'7" x 6'0" (2.92m x 1.83m)

With PVCu double glazed window to the side. Radiator.

BATHROOM

9'8" x 7'11" (2.95m x 2.41m)

With a suite comprising panelled bath, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled splashback. Radiator. Cupboard housing Worcester Bosch combination gas central heating boiler.

OUTSIDE

To the front of the property the drive provides off road parking and there is gated access where the driveway continues to the side leading to the detached garage. The garage has an up and over door to the front and two opaque PVCu double glazed windows to the side.

The rear gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and enjoying a high degree of privacy. The aspect of the gardens provide the added benefit of enjoying the sun all day. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

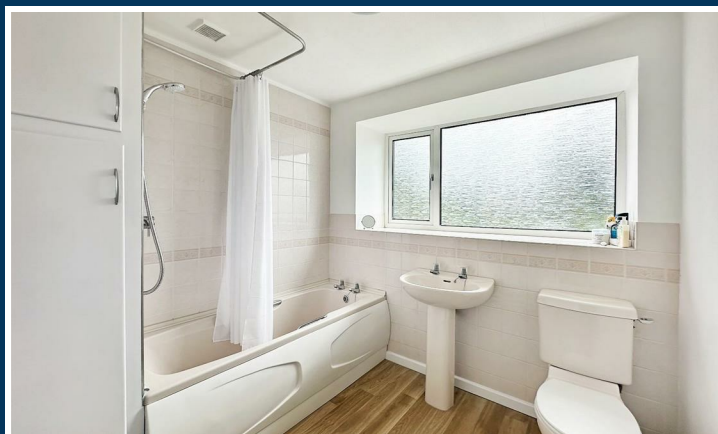
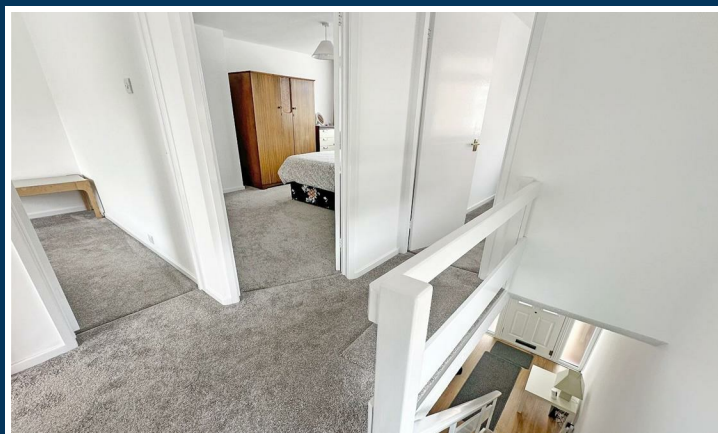
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TENURE

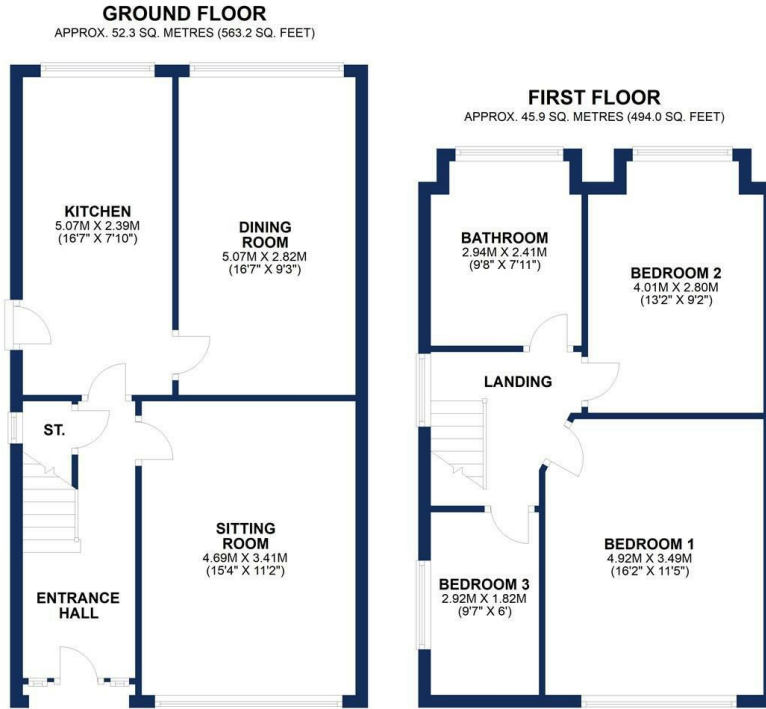
We are informed the property is Freehold although the end section of the garden is held on a tenancy agreement with Trafford Council. Full details will be provided by our clients Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 98.2 SQ. METRES (1057.2 SQ. FEET)
Floorplans For Illustrative Purposes Only



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