

2 DURLEY AVENUE | TIMPERLEY

OFFERS OVER £400,000

This semi detached family home has undergone a full programme of modernisation and replanning to create superbly presented living space in an ideal location close to the Village centre. The accommodation briefly comprises entrance hall, superb open plan living dining kitchen area with double doors to a rear patio seating area with lawned gardens beyond which extend to the side. To the first floor are three well proportioned bedrooms plus modern bathroom/WC. Off road parking within the driveway to the front. The side and rear gardens incorporate a patio seating area with delightful lawns beyond benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: WA15 6DW

DESCRIPTION

A semi detached family home that has undergone a complete programme of modernisation and replanning. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings.

The ground floor accommodation is approached via the entrance hall which leads on to an impressive open plan living dining kitchen. To the front of the property there is a sitting room opening on to a separate dining area to the rear. Adjacent to the dining area is the fitted kitchen with attractive units and complete with breakfast bar. There are also double doors leading on to the south facing gardens at the rear from the dining area and door to the side gardens off the kitchen.

To the first floor there are three well proportioned bedrooms and bathroom fitted with a modern white suite and chrome fittings.

To the front of the property the block paved driveway provides off road parking and there is gated access to the rear. To the side and rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and a southerly aspect to enjoy the sun all day.

The property is well placed being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the standard of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

With composite front door. Spindle balustrade staircase to first floor. Radiator. Laminate wood flooring.

OPEN PLAN LIVING/DINING KITCHEN

A superb open plan space comprising;

SITTING / DINING ROOM

26'9" x 11'11" (8.15m x 3.63m)

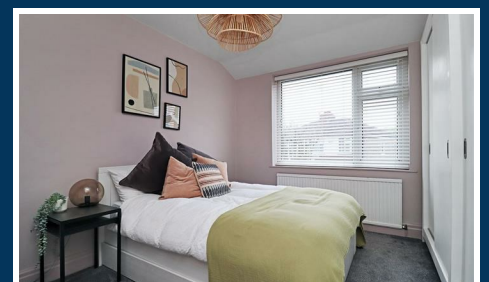
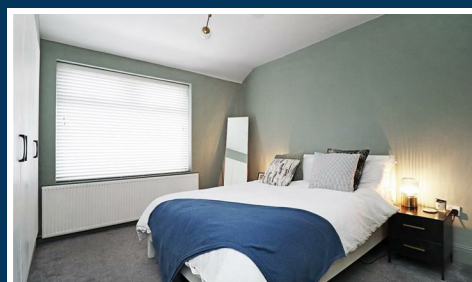
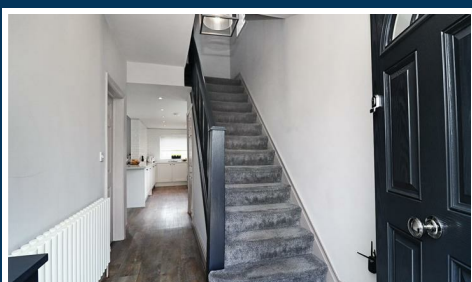
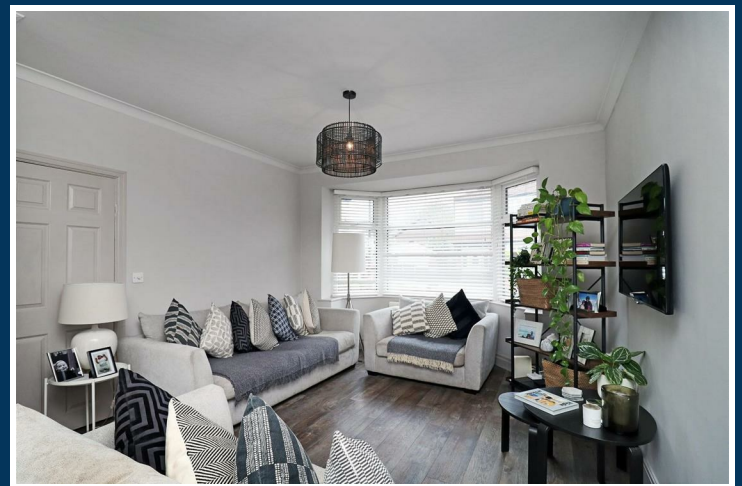
The living area can also be accessed via the entrance hall. PVCu double glazed bay window to the front. Ceiling cornice. Laminate wood flooring. Radiator. Television aerial point. Opening to the dining area with PVCu double glazed double doors to the South facing rear patio and gardens. Second radiator. Opening to;

KITCHEN

19'3" x 6'11" (5.87m x 2.11m)

Fitted with a comprehensive range of white units with contrasting marble effect work surfaces incorporating an enamel sink unit with drainer and also a breakfast bar. Integrated fridge and freezer. Space for cooker and plumbing for washing machine. Stainless steel extractor hood. Tiled splashback. Laminate wood flooring. PVCu double glazed windows to the side and rear overlooking the gardens and door providing access to the gardens. Recessed low voltage lighting. Access to large understairs storage/cloaks cupboard which also houses the combination gas central heating boiler.

FIRST FLOOR



LANDING

PVCu double glazed window to the side.

BEDROOM ONE

12'0" x 11'9" (3.66m x 3.58m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM TWO

12'0" x 10'9" (3.66m x 3.28m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Loft access hatch with pull down ladder to loft space with light.

BEDROOM THREE

8'6" x 7'5" (2.59m x 2.26m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

7'5" x 6'1" (2.26m x 1.85m)

Fitted with a contemporary white suite with chrome fittings comprising bath with shower over, wash basin and WC. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property the block paved driveway provides off road parking and there is gated access to the side. To the side and rear the gardens incorporate a patio seating area with delightful lawned gardens beyond 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

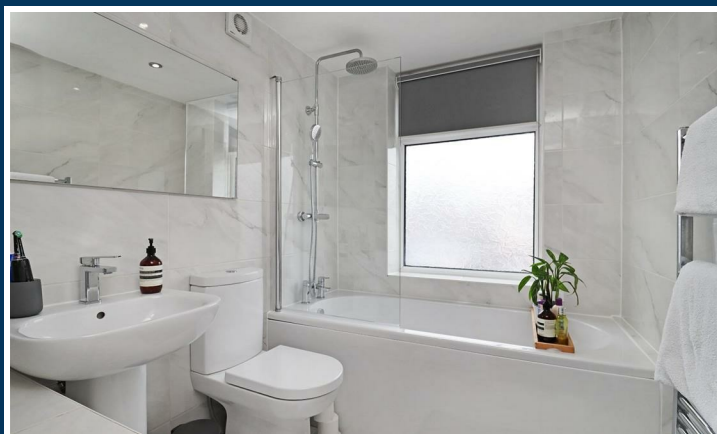
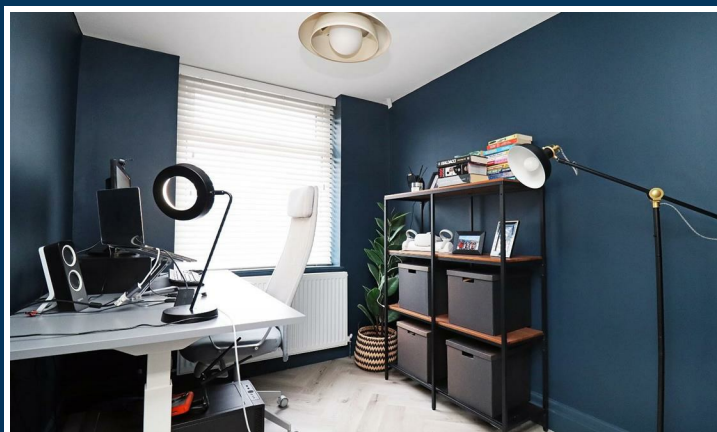
Trafford Borough Council Band 'C'

TENURE

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

NOTE

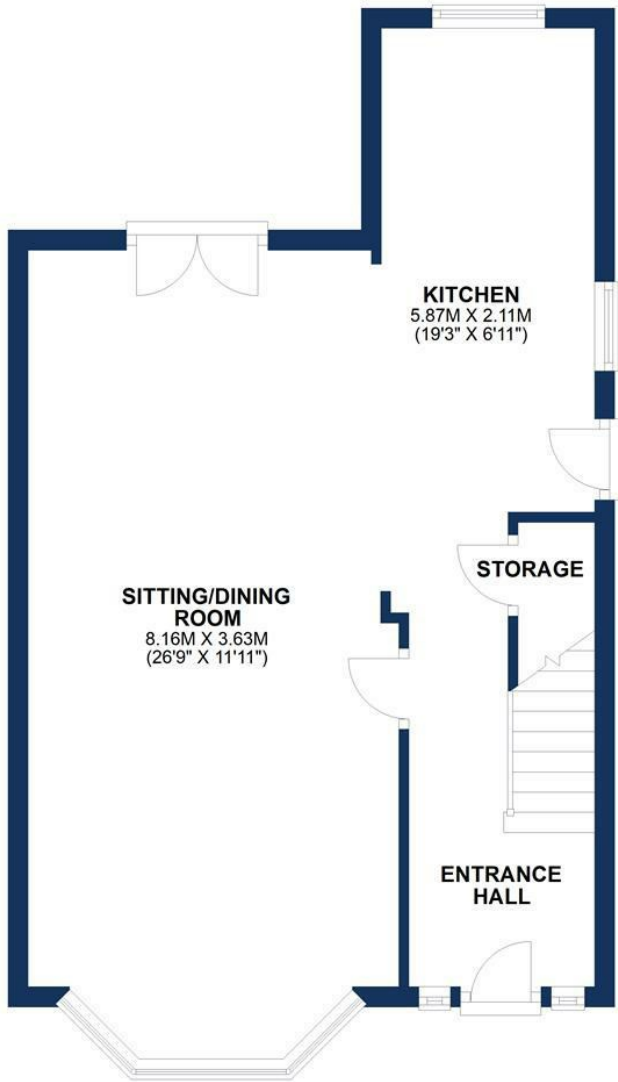
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 46.1 SQ. METRES (495.9 SQ. FEET)



FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.3 SQ. FEET)



TOTAL AREA: APPROX. 88.3 SQ. METRES (950.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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