A Superbly Presented and Proportioned Link Detached Family Home

A superbly proportioned and ready to move into detached family home. The accommodation comprises entrance vestibule leading onto an entrance hall with access onto a downstairs bedroom with en suite WC. Also off the entrance hall is the impressive open plan lounge dining room with doors onto the rear garden and also with doors leading onto the fitted kitchen again with access to the garden and integral garage. To the first floor are three excellent bedrooms and modern bathroom/WC. Driveway and lawned gardens to the front whilst to the rear is a gravelled and decked seating area leading onto superb lawned gardens.

Offers in excess of £325,000
DIRECTIONS

POSTCODE: M23 9JP

Travelling from our Timperley office proceed towards Brooklands roundabout. At the roundabout take the first exit into Brooklands Road and turn immediately right into Fairwood Road and first right into Fairway Avenue where the property can be found on the right hand side.

DESCRIPTION

Set well back from the carriageway the property stands within mature gardens incorporating a decked and gravelled seating area with lawned gardens beyond surrounded by well stocked flowerbeds to the rear. To the front of the property there is a driveway providing off road parking for several vehicles and with an adjacent lawned garden.

The accommodation is superbly presented and proportioned throughout and is approached via an entrance vestibule which leads onto the entrance hall. Off the entrance hall there is a downstairs versatile room ideal for a home office or fourth bedroom and benefiting from an en-suite WC. Also off the entrance hall there is an impressive open plan lounge dining room with double doors leading onto the rear garden. There are double glass panelled doors which then lead onto the fitted kitchen with a comprehensive range of high gloss units and with granite work surfaces over incorporating a breakfast bar. Also off the kitchen there is access to the integral garage.

To the first floor there are three excellent bedrooms and modern family bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

The location is ideal being well placed for the surrounding network of motorways and access to the Metrolink service at Brooklands providing a commuter service into Manchester. Timperley village is close by for shopping. A super family home in an excellent location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With storage cupboard housing combination gas central heating boiler. PVCu double glazed front door. Recessed low voltage lighting.

ENTRANCE HALL

Recessed low voltage lighting.

BEDROOM 4

13'8" x 8'11" (4.17m x 2.72m)

Two PVCu double glazed windows to the front. Radiator. Telephone point.

EN SUITE WC

With low level WC and wash hand basin. Tiled splashback. Tiled floor. Recessed low voltage lighting. Extractor fan.

OPEN PLAN LOUNGE DINING ROOM

21'1" x 18'6" (6.43m x 5.64m)

An impressive open plan reception area with ample space for living and dining suites. With PVCu double glazed doors and window to the rear garden. Spindle balustrade staircase to first floor. Recessed low voltage lighting. Two radiators. Television aerial point. Double glass panelled doors to:
DINING KITCHEN
16'1" x 14'9" (4.90m x 4.50m)
With a comprehensive range of cream high gloss wall and base units with granite work surfaces over incorporating a stainless steel sink unit and breakfast bar. Space for American style fridge freezer and range oven. Integrated washing machine and dishwasher. Stainless steel extractor hood. Recessed low voltage lighting. Tiled splashback and floor. PVCu double glazed sliding doors to the rear decked and gravelled seating area with lawned gardens beyond. PVCu double glazed window overlooking the rear garden. Radiator. Door to garage.

FIRST FLOOR
LANDING
Opaque PVCu double glazed window to the side. Laminate wood flooring. Loft access hatch. Recessed low voltage lighting. Storage cupboard.

BEDROOM 1
10'8" x 9'4" (3.25m x 2.84m)
PVCu double glazed window to the front. Laminate wood flooring. Radiator. Recessed low voltage lighting.

BEDROOM 2
11'7" x 9'10" (3.53m x 3.00m)
PVCu double glazed window to the rear. Laminate wood flooring. Radiator. Television aerial point. Recessed low voltage lighting.

BEDROOM 3
8'6" x 8'2" (2.59m x 2.49m)
Superb third bedroom with PVCu double glazed window to rear. Laminate wood flooring. Radiator.

BATHROOM
With a modern white suite with chrome fittings comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

OUTSIDE
INTEGRAL GARAGE
16'7" x 12'0" (5.05m x 3.66m)
Up and over door. Water and light and power.

To the front of the property the long drive provides off road parking for several vehicles and benefits from adjacent lawned garden. To the rear and accessed via the kitchen and the living area there are decked and gravelled seating areas with gated access leading onto lawned gardens.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Manchester Band "D"

TENURE
We are informed the property is held on a Freehold basis. 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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