

**46 REDBROOK ROAD, TIMPERLEY**



Offers over £190,000



**A Beautifully Presented Terraced Family Home**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly presented terrace family home which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, sitting room to the front and fitted dining kitchen to the rear plus separate utility/garden room with door to the rear gardens, master bedroom with en suite plus second double bedroom and bathroom/WC. To the front of the property there is off road parking. To the rear there is a decked seating area leading onto a paved terrace with lawned gardens beyond. Viewing is highly recommended.

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**TIMPERLEY**

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## DIRECTIONS

**POSTCODE: WA15 7EW**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue along Thorley Lane through the traffic lights at the junction with Shaftesbury Avenue and then take the first turning left into Mainwood Road. At the end of Mainwood Road turn left onto Greystoke Avenue and first right into Dee Avenue. At the junction with Redbrook Road bear left and at the next junction turn right into the continuation of Redbrook Road where the property can be found further along on the right hand side.

## DESCRIPTION

This is a superbly presented terraced property which needs to be seen to be appreciated.

The accommodation is well proportioned throughout and the entrance vestibule leads onto the front sitting room. The dining kitchen is fitted with a comprehensive range of white wall and base units and has ample space for a dining suite and a useful addition is the utility/garden room off the kitchen complete with double glazed door leading onto the rear gardens. To the first floor there are two bedrooms one of which benefits from an en suite shower room/WC and the accommodation is completed by the family bathroom/WC.

Towards the front of the property the driveway provides off road parking. To the rear and accessed via the utility/garden room there is a patio seating area with lawned gardens beyond.

The property lies within the sought after location and within the catchment area of highly regarded primary and secondary schools and with access to the surrounding network of motorways and shopping within the market town of Altrincham and the village centre of Timperley.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

PVCu double glazed front door. Laminate flooring. Radiator.

#### SITTING ROOM

**15'0" x 12'1" (4.57m x 3.68m)**

PVCu double glazed window to the front. Radiator.

#### DINING KITCHEN

**13'0" x 15'0" (3.96m x 4.57m)**

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel splashback and extractor hood. Space for fridge/freezer. Space for dishwasher. PVCu double glazed to the rear. Radiator. Recessed low voltage lighting. Understairs storage cupboard. Stairs to first floor. Laminate flooring.

#### UTILITY / GARDEN ROOM

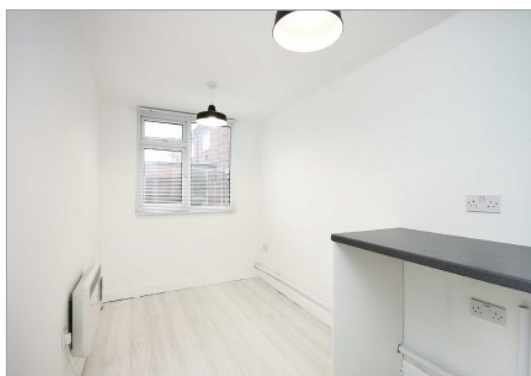
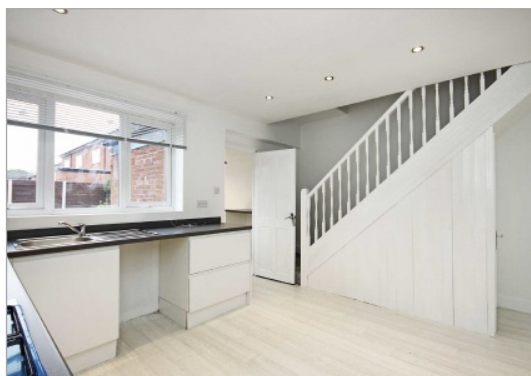
**11'7" x 6'3" (3.53m x 1.91m)**

PVCu double glazed window and door to the side. Work surface with plumbing for washing machine beneath. Laminate flooring. Electric heater.

### FIRST FLOOR

#### LANDING

Loft access hatch.





## **BEDROOM ONE**

**11'3" x 11'2" (3.43m x 3.40m)**

PVCu double glazed to the front. Radiator.

## **EN SUITE**

With a suite comprising tiled shower cubicle, wash basin and WC. Tiled splashback. Extractor fan.

## **BEDROOM TWO**

**11'8" x 11'6" (3.56m x 3.51m)**

PVCu double glazed window to the rear. Radiator. Fitted storage cupboard housing gas central heating boiler.

## **BATHROOM**

**6'7" x 5'6" (2.01m x 1.68m)**

With a suite comprising panelled bath with mixer shower, vanity wash basin and WC. Radiator. Extractor fan. Tiled splashback.

## **OUTSIDE**

To the front of the property the driveway provides off road parking.

To the rear there is a patio seating area with lawned gardens beyond.

## **SERVICES**

All main services are connected.

## **POSSESSION**

Vacant possession on completion.

## **COUNCIL TAX**

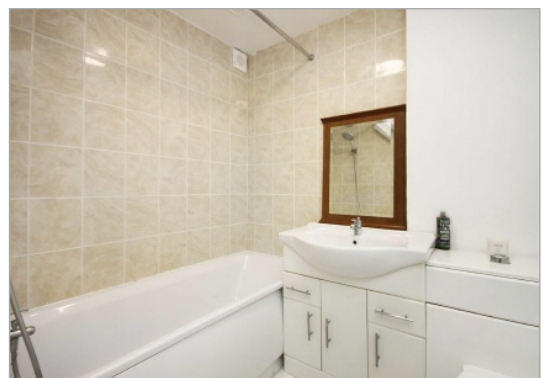
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## **TENURE**

We have been informed the property is held on a Freehold basis. This should be verified by your solicitor.

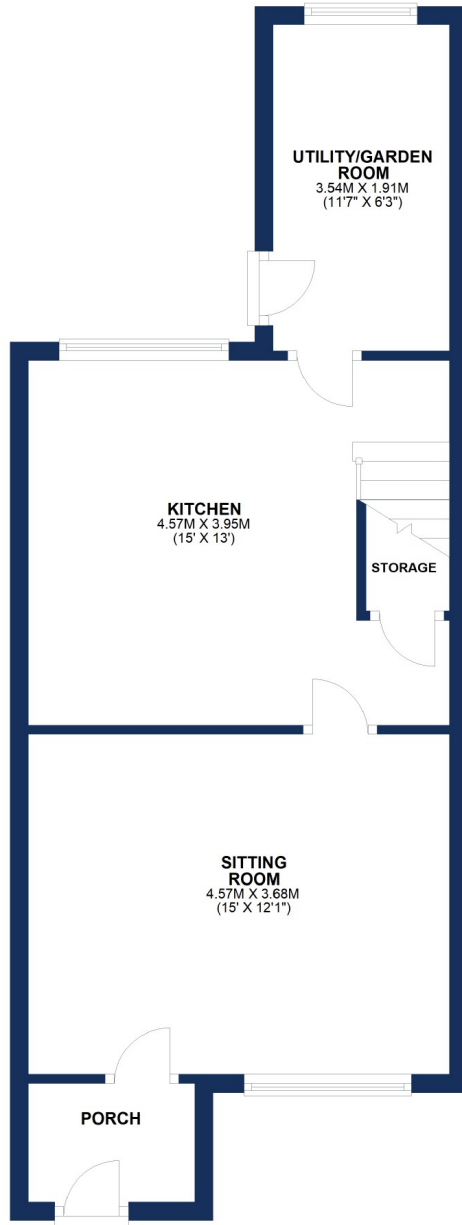
## **NOTE**

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



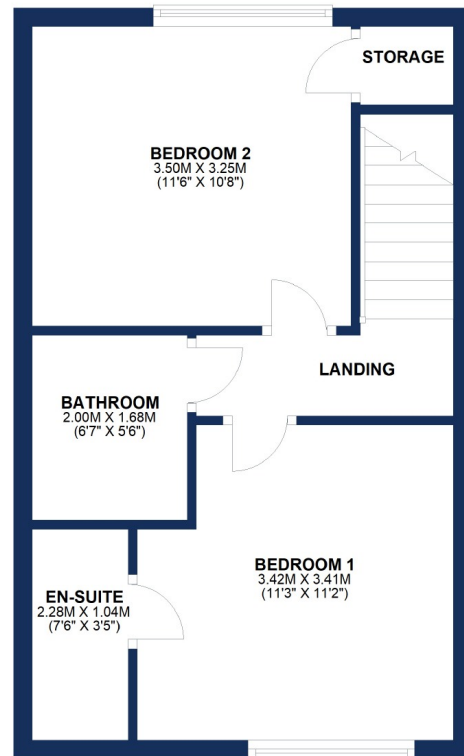
## GROUND FLOOR

APPROX. 44.8 SQ. METRES (481.9 SQ. FEET)



## FIRST FLOOR

APPROX. 35.4 SQ. METRES (381.5 SQ. FEET)



TOTAL AREA: APPROX. 80.2 SQ. METRES (863.5 SQ. FEET)

Floorplans For Illustrative Purposes Only

## VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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