

41 BROOKFIELD AVENUE, TIMPERLEY



Offers over £350,000



An Attractive Semi Detached Family Home In A Sought After Location

NO ONWARD CHAIN

A charming semi detached family home within a sought after cul-de-sac in a convenient location. Welcoming entrance hall, separate front living room plus utility and cloakroom/WC and full width dining kitchen to the rear with door onto the rear gardens. To the first floor there are three excellent bedrooms plus bathroom/WC and large open landing. To the front of the property the driveway provides off road parking whilst to the rear the gardens are laid mainly to lawn with well stocked flower beds and mature hedge borders. The rear gardens have a high degree of privacy and benefit from a Southerly aspect to enjoy the sun all day. Viewing is highly recommended.

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DIRECTIONS

POSTCODE: WA15 6TH

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road passing St Hugh's school on the left and turn immediately left into Brookfield Avenue where the property can be found towards the head of the cul-de-sac on the right hand side.

DESCRIPTION

A traditional semi detached family home in a sought after location retaining much of the original character and charm of the period.

The superbly proportioned accommodation is approached via an enclosed porch which leads to the entrance hall with original leaded and stained glass panelled front door. The hallway provides access to the sitting room at the front of the property whilst to the rear there is a full width dining kitchen with doors leading to the South facing rear gardens. The ground floor accommodation is completed by the separate utility room with cloakroom/WC off.

Externally to the front there is ample off road parking within the driveway. The rear gardens can also be accessed via the dining kitchen and incorporate a paved patio seating area with delightful lawned gardens beyond all with mature hedge boundaries. The rear gardens benefit from a Southerly aspect to enjoy the sun all day.

The location is ideal being within the catchment area of highly regarded Primary and Secondary Schools and also within walking distance of Timperley Metrolink Station and local shops on Park Road.

Viewing is essential to appreciate this lovely home.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor.

ENTRANCE HALL

Leaded and stained glass panelled front door. Laminate wood flooring. Radiator.

SITTING ROOM

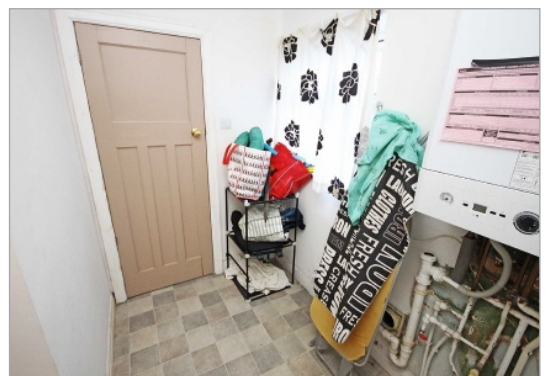
With a focal point of a living flame gas fire with period surround and tiled hearth. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point.

DINING KITCHEN

Fitted with a comprehensive range of wall and base units with work surfaces incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood over. Space for fridge/freezer and dishwasher. PVCu double glazed window to the rear. Laminate wood flooring to the dining area. Radiator. Understairs storage cupboard. PVCu double glazed door to the rear gardens.

UTILITY

PVCu double glazed window to the side. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for dryer.



CLOAKROOM

With WC and wash basin. PVCu double glazed window to the front.

FIRST FLOOR

LANDING

Attractive leaded and stained glass window to the side.. Loft access hatch.

BEDROOM ONE

PVCu double glazed window to the rear. Television aerial point. Radiator. Television aerial point.

BEDROOM TWO

PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Television aerial point.

BEDROOM THREE

PVCu double glazed window to the front. Radiator.

BATHROOM

Fitted with a suite comprising bath with mains shower over, WC and vanity wash basin with adjacent work surface and storage cupboards. Opaque PVCu double glazed window to the side. Radiator. Part tiled walls. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and gated access leads to the rear.

The rear gardens are laid mainly to lawn and incorporate a patio seating area accessed via the dining area. The private rear gardens also benefit from a Southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

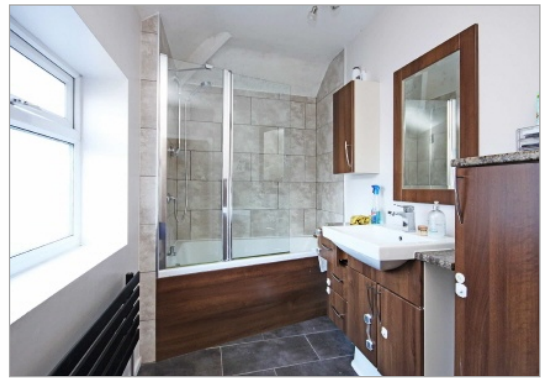
Trafford Borough Council Band 'D'

TENURE

To be confirmed.

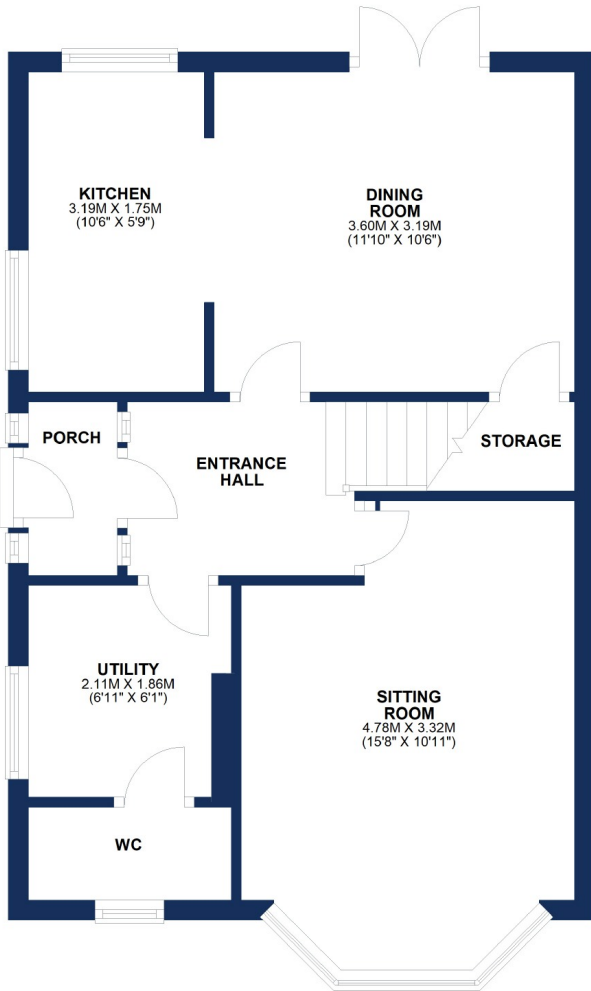
NOTE

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



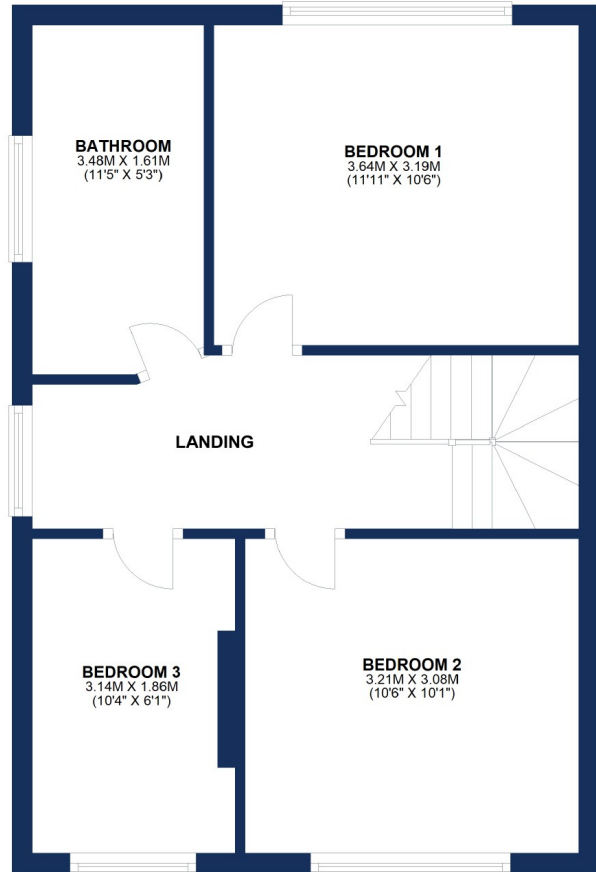
GROUND FLOOR

APPROX. 45.4 SQ. METRES (488.9 SQ. FEET)



FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.0 SQ. FEET)



TOTAL AREA: APPROX. 90.4 SQ. METRES (972.9 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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