

## 4 ARCADIA AVENUE, BROOKLANDS



Offers over £350,000



### A Traditional Semi Detached Family Home In A Sought After Location

A charming semi detached family home in a sought after location backing onto the woods. The accommodation briefly comprises, porch, entrance hall, front dining room plus rear sitting room with doors leading onto the rear garden, attractive fitted dining kitchen with access to the rear gardens, three bedrooms and bathroom/WC. To the front of the property the block paved drive provides off road parking for several cars and has mature hedge borders. To the rear is a block paved seating area with lawned gardens beyond plus further gravelled area. Views towards the woodland at the rear. Location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Brooklands Metrolink station. Viewing is highly recommended.

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## DIRECTIONS

**POSTCODE: M33 3SA**

Travelling from our Timperley office proceed along Stockport Road towards Brooklands roundabout. At the roundabout take the 1st exit into Brooklands Road. Take the 4th left into Framingham Road and 2nd left into Wood Road. At the end of Wood Road bear right into Arcadia Avenue where the property can be found almost immediately on the right.

## DESCRIPTION

This semi detached family home is well proportioned throughout and ideally located within the catchment area of highly regarded primary and secondary schools and within walking distance of Brooklands Metrolink station.

The accommodation is approached via a welcoming entrance hall which provides access onto the front dining room and sliding doors then lead onto an extended rear sitting room with access onto the rear garden. The ground floor accommodation is completed by the dining kitchen fitted with a comprehensive range of cream units and with integrated appliances. There is also access to the rear garden via stable style door.

To the first floor the master bedroom benefits from fitted wardrobes, one further double bedroom and a single all serviced by the family bathroom/WC.

Externally to the front of the property the block paved drive provides off road parking and an up and over door then leads onto the front storage area/garage. There is gated access to the rear.

To the rear and accessed via the living room and kitchen there is a block paved seating area with lawned gardens beyond plus further gravelled area with views towards the woodland.

A superb family home with further potential and in a sought after location.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Quarry tiled floor.

#### ENTRANCE HALL

Leaded and stained effect glass panelled front door with adjacent opaque leaded window. Radiator. Picture rail. Under stairs storage cupboard. Stairs to first floor

#### DINING ROOM

**13'4" x 11'3" (4.06m x 3.43m)**

Leaded effect window to the front. Radiator. Sliding doors to:

#### SITTING ROOM

**19'4" x 10'2" (5.89m x 3.10m)**

Superbly proportioned reception room with two sets of sliding doors leading onto the garden. Television aerial point. Radiator.



## DINING KITCHEN

14'11" x 10'4" (4.55m x 3.15m)

Fitted with a comprehensive range of cream wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven plus fridge freezer, dishwasher and washing machine. Ample space for dining suite. Two windows to the rear. Stable style door provides access onto the rear garden.

## FIRST FLOOR

### LANDING

Opaque window to the side. Loft access hatch. Picture rail.

### BEDROOM 1

13'11" x 10'2" (4.24m x 3.10m)

With leaded effect bay window to the front. Mirror fronted fitted wardrobes. Picture rail. Radiator.

### BEDROOM 2

10'4" x 10'2" (3.15m x 3.10m)

Window overlooking the rear garden and woodlands beyond. Laminate wood flooring. Radiator.

### BEDROOM 3

7'6" x 7'0" (2.29m x 2.13m)

Leaded effect window to the front. Laminate wood flooring. Radiator. Picture rail.

## BATHROOM

6'7" x 6'7" (2.01m x 2.01m)

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

## OUTSIDE

To the front of the property a block paved drive provides off road parking and has mature hedge borders and provides access to the front storage area/garage.

To the rear is a patio seating area with lawned gardens beyond plus a further gravelled seating area and with woodland beyond. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band

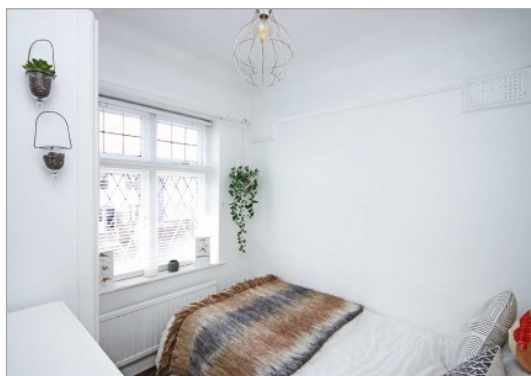
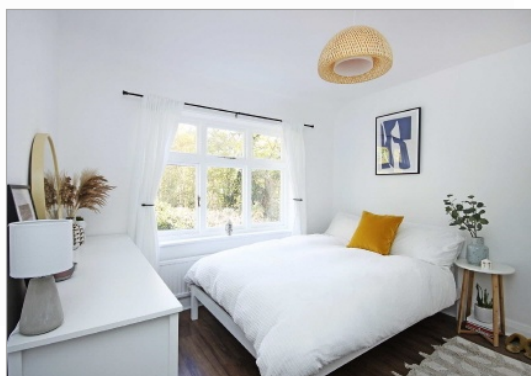
## TENURE

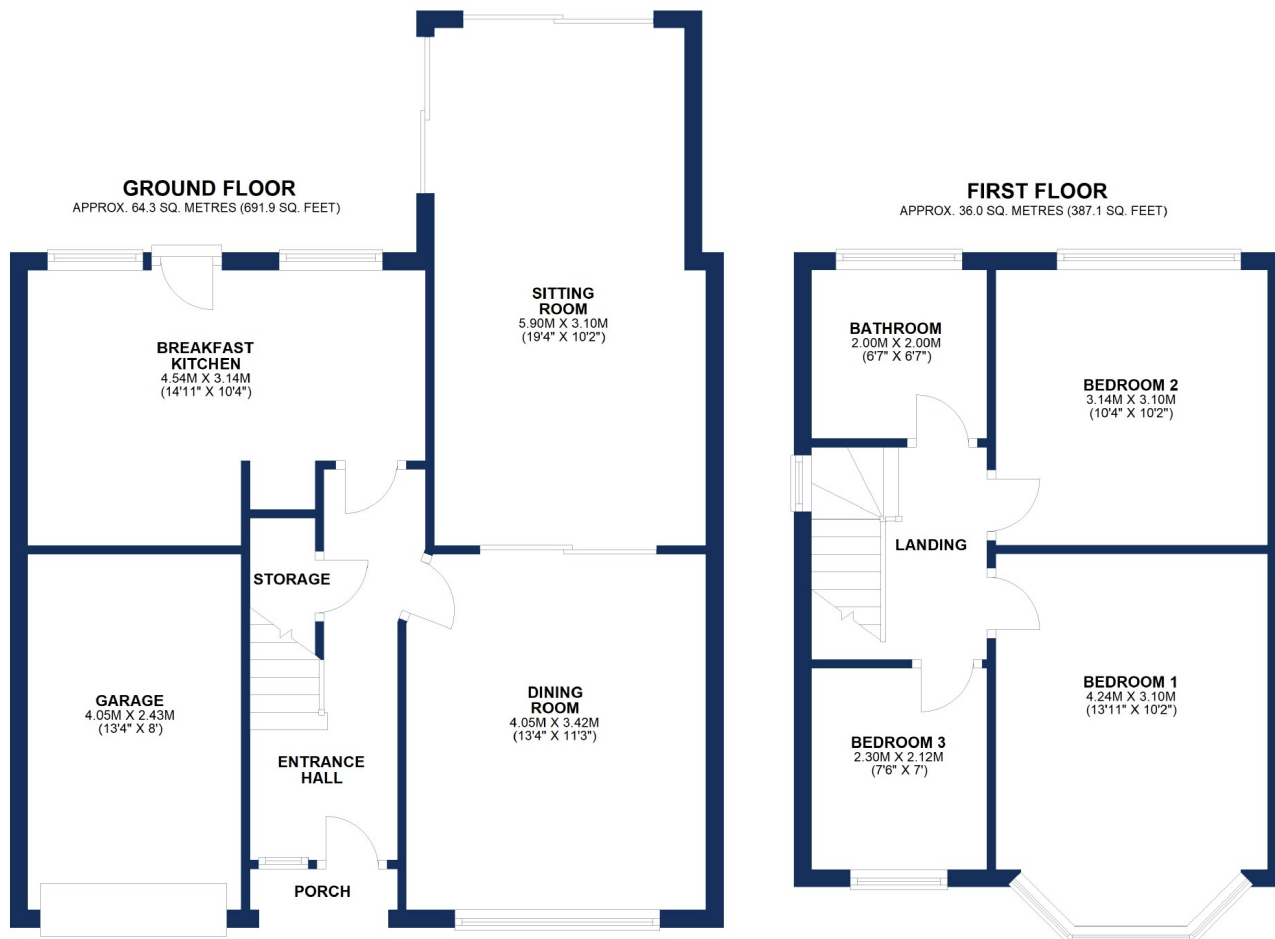
We are informed the property is held on a long leasehold basis subject to a ground rent of approximately £12.00 per annum. Full details will be provided by our clients Solicitor.

## NOTE

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

EPC available upon request.





TOTAL AREA: APPROX. 100.2 SQ. METRES (1079.0 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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