



26 BROOKFIELD AVENUE, TIMPERLEY,
CHESHIRE, WA15 6TH

John N
Hilditch & Co



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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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26 BROOKFIELD AVENUE TIMPERLEY



Occupying a highly convenient location within a few minutes of Timperley Metro Station and also handily located for Hale and Altrincham, this classic period semi detached house offers well presented accommodation spread over two floors.

Briefly the accommodation is presented in a contemporary theme whilst retaining a wealth of period features and offers a welcoming entrance hallway, there is a bay fronted living room over looking the front, separate dining room and a large breakfast kitchen with utility room adjacent and a downstairs wc.

FIRST FLOOR & LANDING

MASTER BEDROOM 16'9" x 13'1" (5.10 x 4)
EN-SUITE
BEDROOM TWO 12'6" x 11'2" (3.80 x 3.40)
BEDROOM THREE 10'10" x 7'10" (3.30 x 2.40)
DRESSING ROOM 10'10" x 7'3" (3.30 x 2.20)
BATHROOM



At first floor level is a master bedroom with en-suite, two further bedrooms one with a dressing room adjacent and a family bathroom.

To the rear are neatly presented well kept gardens and to the front are ample parking facilities.

The house is well served by local amenities, including a number of local schools of excellent repute. The motorway network and International Airport are close at hand and sporting and recreational facilities abound.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



DIRECTIONS

From the centre of Timperley village proceed in the direction of Altrincham, along Park Road, for approximately one mile where Brookfield Avenue will be found on the left.

GROUND FLOOR

PORCH
ENTRANCE HALL
WC
UTILITY ROOM 12'10" x 8'6" (3.90 x 2.60)
FAMILY/LIVING KITCHEN 22'8" x 10'10" (6.90 x 3.30)
DINING ROOM 12'6" x 11'2" (3.80 x 3.40)
LIVING ROOM 13'1" x 13'1" (4 x 4)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

