

Offers in the Region Of £515,000



**** FULLY RENOVATED, REMODELLED AND EXTENDED SEMI DETACHED HOME WITH NO CHAIN **** This absolutely stunning home has under gone a full renovation through out and has been finished to the highest standard!!! This stunning home benefits from a huge open plan kitchen and living area with a bespoke Thomas James fully fitted kitchen complete with island, Quartz work tops and integrate appliances, triple track aluminium sliding doors opening onto the huge sun drenched rear garden, a downstairs W.C, separate lounge, three bedrooms and a stunning three piece bathroom. The property has had a brand new roof, a new central heating system, a full re-wire and electrics, new double glazed windows plus much more!!! This modern home is ready to pick your bags up and move straight into and is IDEAL for anyone who wants a fully refurbished home without the work. Ideally located within walking distance to Timperley Metrolink, Timperley Village, Heyes Lane Primary and Sy Hughes Primary, plus close to excellent network and access links to Manchester. Viewings are by appointment only and can be booked by contacting the office!!!



Entrance Hallway

Herringbone flooring, double plug points, wall mounted radiator, understairs storage and carpeted stairs to the first floor. Access to all ground floor rooms.

Lounge 14' 1" x 10' 7" (4.289m x 3.230m)

Carpeted flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator and plug points.

Kitchen/Diner 21' 1" x 17' 1" (6.421m x 5.219m)

Fully fitted Thomas James bespoke kitchen finished in Farrow and ball Dimity with 30mm Quartz work tops with antique brass finish handles. A range of wall and base units complete with island with sunken Belfast sink and breakfast bar. Integrated full size Hotpoint fridge, two Siemens ovens, Fisher and Paykel electric hob with over head extractor, dishwasher, pull out recycling bins and space for a washing machine. Antique brass finish hardware including mixer tap, plug points and light switches. Ceiling spotlights and three ceiling light points over the breakfast bar, Herringbone flooring, black aluminum triple track sliding doors onto the rear garden and under floor heating.

W.C 4' 4" x 4' 8" (1.333m x 1.416m)

Herringbone flooring, ceiling spotlights, pedestal W.C, handwash basin and under floor heating.

First Floor Landing

Carpeted floor stairs and landing, double glazed window to the side, plug points and loft hatch access.

Master bedroom 13' 5" x 10' 6" (4.100m x 3.197m)

Carpeted flooring, double glazed bay window to the front, ceiling light point, plug points and wall mounted radiator.

Bedroom 2 10' 6" x 7' 10" (3.210m x 2.389m)

Carpeted flooring, double glazed window to the rear, ceiling light point, plug points and wall mounted radiator.

Bedroom 3 7' 8" x 7' 0" (2.330m x 2.139m)

Carpeted flooring, double glazed window to the front, ceiling light point, plug points and wall mounted radiator.

Bathroom 7' 2" x 6' 11" (2.180m x 2.113m)

Three piece bathroom comprising of a wall mounted W.C, sink with vanity and bath with shower over. Antique brass hardware and wall mounted towel radiator, ceiling spotlights, double glazed window to the side, tiled walls and floor and champagne shelf.

Externally

Large tarmac drive to the front with edges boarder. Access to the rear garden via wooden gate. To the rear there is an Indian stone patio, large lawn and raised area to the back.



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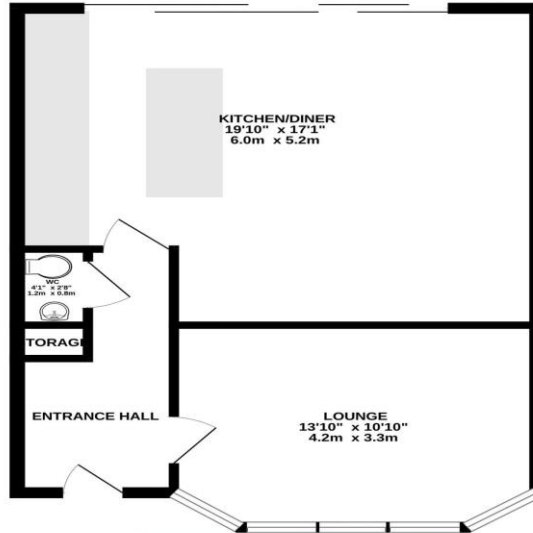
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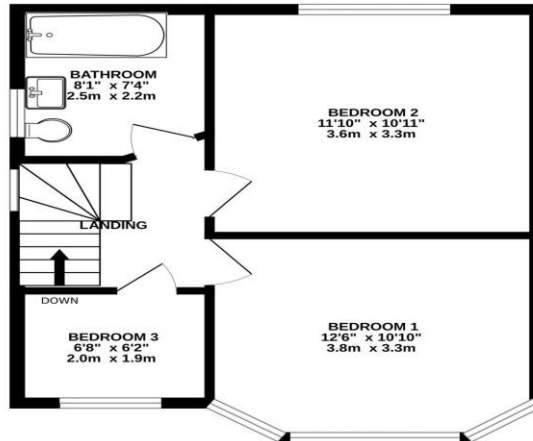
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GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



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1ST FLOOR (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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