



19 ST. GEORGES CRESCENT | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN This traditional semi detached home has been beautifully refurbished throughout in the last 18 months to create beautifully presented accommodation that needs to be seen to be appreciated. The property is approached via an enclosed porch which leads onto the entrance hall with crittal style door leading onto the impressive fully open plan living dining kitchen. The kitchen is fitted with a comprehensive range of units and integrated appliances plus breakfast bar and opens onto the full depth living/dining room with a focal point of a solid fuel burner and with bi folding doors onto the attractive rear gardens. To the first floor there are three bedrooms serviced by the bathroom/WC fitted with a contemporary white suite with contrasting gold fittings. Externally to the front of the property double gates lead onto the tarmac driveway which is flanked by extensive lawned gardens. The gardens to the rear incorporate a patio seating area with delightful lawns beyond and there is also the added benefit of the attached garage. A beautiful family home and viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6HG

DESCRIPTION

This semi detached family home occupies an enviable position well placed with the village centre just over 1/2 a mile away and the Metrolink provides easy access into Manchester. Local shops are available at the top of Heyes Lane and on Woodhouse Lane East and the property also lies within the catchment area of highly regarded primary and secondary schools.

The property itself is built to a traditional design and has undergone a complete programme of modernisation in the last 18 months to provide beautifully presented living space that needs to be seen to be appreciated. The accommodation is approached via an enclosed porch which leads onto a welcoming entrance hall with staircase to the first floor and crittall style door leading onto the impressive open plan living dining kitchen. The kitchen is fitted with a comprehensive range of sage green units with contrasting work surface over providing a breakfast bar and there is a full range of integrated appliances. Adjacent to the working kitchen is an impressive full depth open plan living and dining room with space for both suites and a focal point of a wood burning stove set on a tiled hearth and with parquet style flooring throughout. From the living space there are bi folding doors leading onto the superb rear gardens.

To the first floor there are three bedrooms serviced by the bathroom/WC which is fitted with a contemporary white suite with contrasting gold fittings.

To the front of the property the tarmac driveway is approached via double gates and provide off road parking and access to the attached garage. The driveway is flanked by extensive lawned gardens. Towards the rear of the property is a patio seating area leading onto gardens laid mainly to lawn with mature hedge and fence borders.

The property also benefits from recent re-plumbing and re-wiring.

A super family home beautifully presented and viewing is essential.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Spindle balustrade staircase to first floor. Tiled floor. Radiator. Crittall style door to:

OPEN PLAN LIVING/DINING KITCHEN

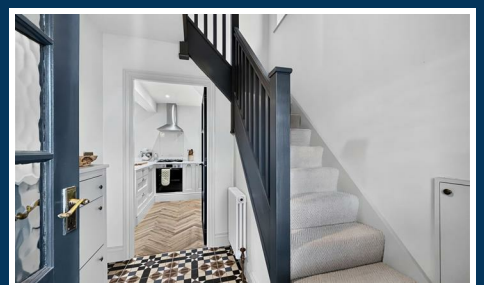
24'2" x 18'6" (7.39m x 5.64m)

KITCHEN

With newly installed sage green wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl enamel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Integrated wine fridge. Door to under stairs storage cupboard with plumbing for washing machine. PVCu double glazed window to the rear. Opening to:

LIVING/DINING ROOM

With a focal point of a wood burning stove set upon a tiled hearth. Parquet style flooring throughout. PVCu double glazed bay window to the front plus PVCu double glazed bi folding doors to the rear garden. Television aerial point. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder to loft space with light.

BEDROOM 1

13'9" x 10'7" (4.19m x 3.23m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

10'5" x 8'4" (3.18m x 2.54m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

7'6" x 6'8" (2.31m x 2.04m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'3" x 6'7" (2.51m x 2.01m)

Fitted with a contemporary white suite with contrasting gold fittings comprising bath with mains shower over, vanity wash basin and WC. Two opaque PVCu double glazed windows to the side. Gold heated towel rail. Recessed low voltage lighting. Extractor fan. Tiled splashback and tiled walls. Cupboard housing recently installed combination gas central heating boiler.

OUTSIDE

GARAGE

17'6" x 8'8" (5.33m x 2.64m)

With up and over door to the front. Two windows to the side and one to the rear. Door to the rear. Light and power.

To the front of the property double gates lead onto the tarmac drive providing off road parking and leading to the attached garage. The driveway is flanked by extensive lawned gardens. Towards the rear the gardens incorporate a patio seating area with delightful lawns beyond with mature hedge and fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

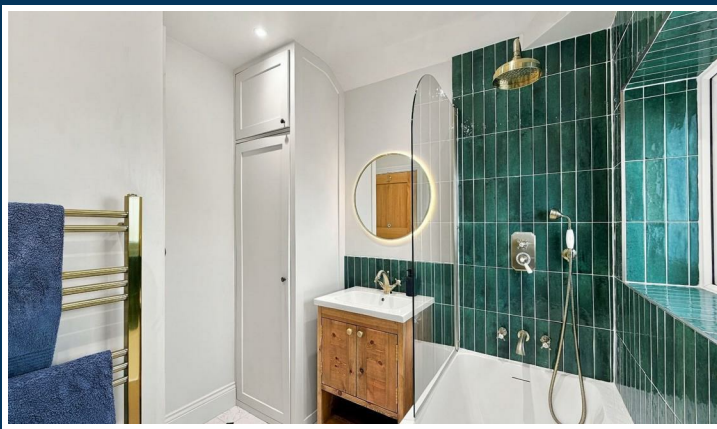
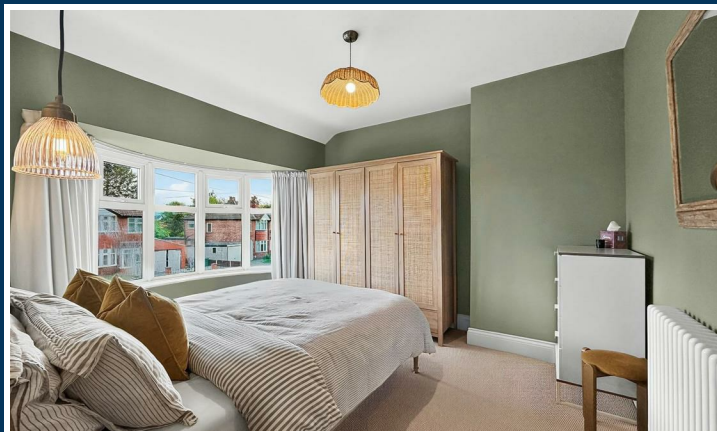
Trafford Band "C"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

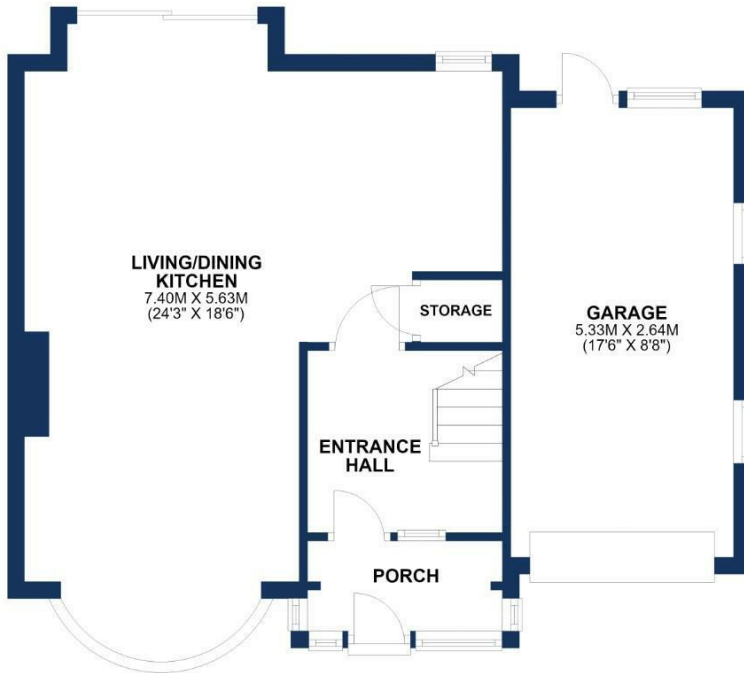
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 53.1 SQ. METRES (571.6 SQ. FEET)



FIRST FLOOR

APPROX. 34.8 SQ. METRES (374.7 SQ. FEET)



TOTAL AREA: APPROX. 87.9 SQ. METRES (946.3 SQ. FEET)

Floorplan for illustrative purposes only



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