



14 HAWTHORN AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £450,000

NO ONWARD CHAIN A superbly maintained semi detached family home in an ideal location within easy reach of Timperley Metrolink station and local shops on Park Road also lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, welcoming entrance hall with under stairs storage cupboard. Bay fronted dining room, sitting room with doors onto the rear decked seating area with lawned gardens beyond, fitted kitchen with access to integral garage and rear gardens, three well proportioned bedrooms and bathroom /WC. Off road parking within the driveway and access to the integral garage. To the rear the gardens incorporate a decked seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also the added benefit of a detached summer house/office with light and power. EV charging point to the front. Viewing is highly recommended.

POSTCODE: WA15 6TR

DESCRIPTION

This well proportioned beautifully maintained semi detached home occupies an enviable position within easy reach of Timperley Metrolink station providing a commuter service into Manchester. The property is also well placed being in the catchment area of highly regarded primary and secondary schools and also within close proximity to local shops on Park Road.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which provides access onto the bay fronted dining room. Positioned to the rear is a separate sitting room with double doors leading onto a rear decked seating area with delightful lawned gardens beyond. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of units and with access to the integral garage and also the rear decked seating area.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the block paved drive provides off road parking and has access to an external power point and EV charging point.

To the rear the gardens incorporate a decked seating area with delightful lawned gardens beyond with well stocked flowerbeds and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

Also within the garden is a detached summer house/office with light and power and south facing double doors.

A superb family home in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door. Tiled floor.

ENTRANCE HALL

Hardwood front door. Radiator. Spindle balustrade staircase to first floor. Telephone point. Access to under stairs storage cupboard.

DINING ROOM

14'0" x 11'8" (4.27m x 3.56m)

With PVCu double glazed bay window to the front. Raised living flame gas fire. Ceiling cornice. Radiator.

SITTING ROOM

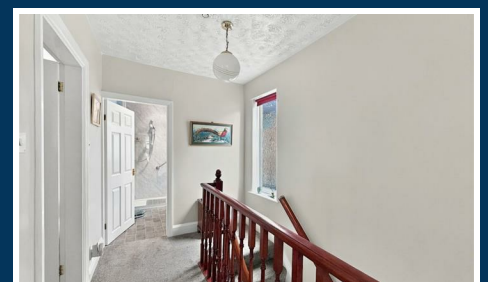
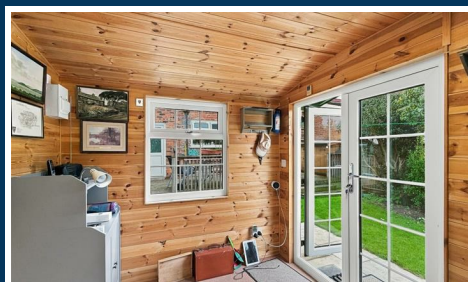
12'11" x 11'8" (3.94m x 3.56m)

With a focal point of a living flame gas fire. PVCu double glazed double doors lead onto a decked seating area with lawned gardens beyond. Ceiling cornice. Television aerial point. Radiator.

KITCHEN

12'6" x 7'11" (3.81m x 2.41m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated Neff double oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer, dishwasher and plumbing for washing machine. PVCu double glazed door and window to the rear. Tiled splashback. Recessed low voltage lighting. Radiator. Cupboard housing Worcester combination gas central heating boiler.



FIRST FLOOR

LANDING

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

BEDROOM 1

13'2" x 11'9" (4.01m x 3.58m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 2

11'8" x 11'8" (3.56m x 3.56m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

BEDROOM 3

8'2" x 6'7" (2.49m x 2.01m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'2" x 6'7" (2.18m x 2.01m)

Fitted with a modern white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Recessed low voltage lighting. Opaque PVCu double glazed window to the side.

OUTSIDE

INTEGRAL GARAGE

Remote roller shutter door to the front. EV charging point. Light and power.

To the front of the property the block paved drive provides off road parking and has access to external power point.

To the rear and accessed via the kitchen and sitting room is a decked seating terrace with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is also the added benefit of a summer house with double doors and window to the front southerly aspect and with light and power and external power point and lighting.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

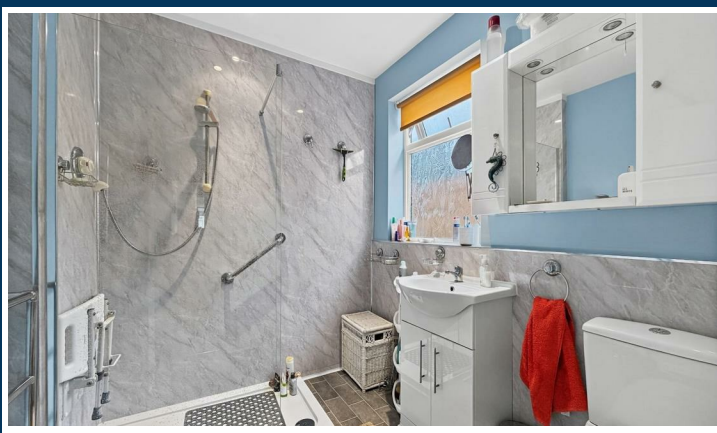
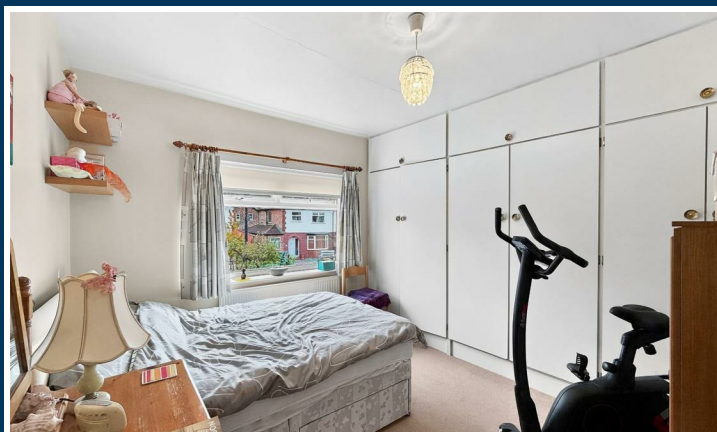
Trafford Band "C"

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.

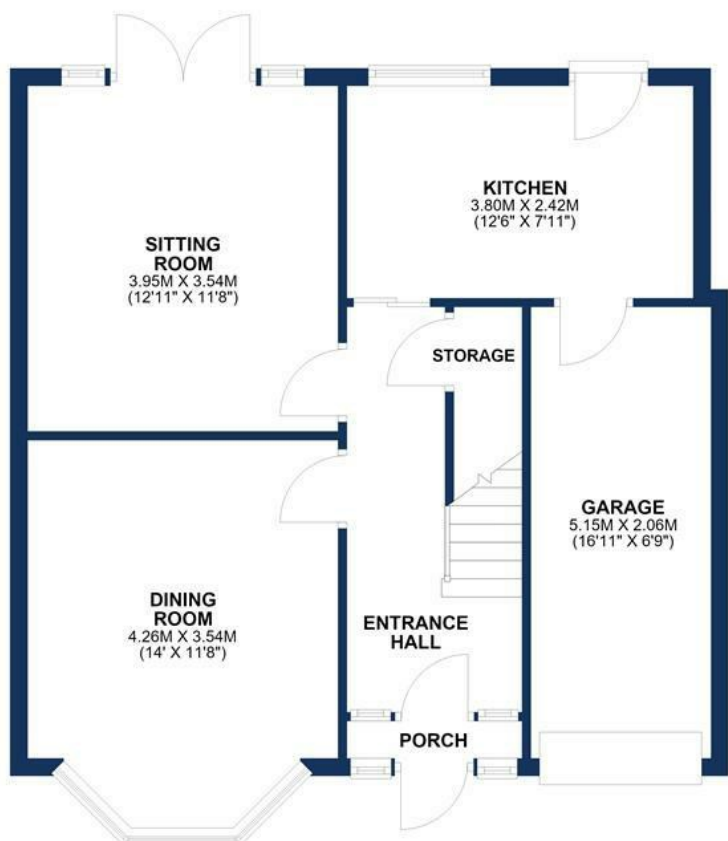


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GROUND FLOOR

APPROX. 67.7 SQ. METRES (728.4 SQ. FEET)



FIRST FLOOR

APPROX. 43.4 SQ. METRES (466.7 SQ. FEET)



TOTAL AREA: APPROX. 111.0 SQ. METRES (1195.2 SQ. FEET)

Floorplan for illustrative purposes only



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