IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









10 APPLEBY AVENUE | TIMPERLEY

OFFERS IN THE REGION OF £300,000

NO ONWARD CHAIN A unique property that has been fully modernised and occupies an enviable position towards the head of this cul de sac and needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, sitting/dining room, newly fitted kitchen with integrated appliances and door to the rear garden, second bedroom and shower room/WC, to the first floor there is the principle bedroom with fitted wardrobes and en-suite shower room/WC and walk in storage cupboard. Off road parking to the front whilst to the rear is a patio seating area with extensive lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7HY

DESCRIPTION

This unique property has been recently modernised throughout and needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which opens up into the well proportioned sitting/dining room with stairs to the first floor and access to the inner hall. The inner hallway provides access then onto the kitchen fitted with a comprehensive range of modern units and integrated appliances and with door onto the rear garden. The ground floor accommodation is completed by the second bedroom with fitted wardrobes and window overlooking the rear gardens and there is also a separate shower room/WC and storage within the hallway. To the first floor there is a superb principle bedroom with fitted wardrobes and access to a large walk in storage area plus eaves storage and the adjacent en-suite shower room/WC.

Externally there is off road parking within the driveway to the whilst whilst to the rear is a block paved patio seating area with extensive lawned gardens which benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being nestled within this quiet cul de sac yet within close proximity to local shops off Mainwood Road and lying within the catchment area of highly regarded primary and secondary schools.

A superbly renovated property that must be viewed.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Recessed low voltage lighting.

SITTING/DINING ROOM

14'7" x 10'9" (4.45m x 3.28m)

With PVCu double glazed window to the front. Recessed low voltage lighting. Radiator. Spindle balustrade staircase to second floor.

INNER HALL

With fitted storage cupboards.

KITCHEN

8'7" x 7'2" (2.62m x 2.18m)

Fitted with a comprehensive range of modern wall and base units with work surface over incorporating a sink unit. Integrated oven/grill plus microwave and induction hob with extractor hood over. Integrated fridge freezer and washing machine. Cupboard housing combination gas central hearting boiler. Laminate flooring. PVCu door provides access to the rear garden. Recessed low voltage lighting.

BEDROOM 2

10'11" x 10'6" (3.33m x 3.20m)

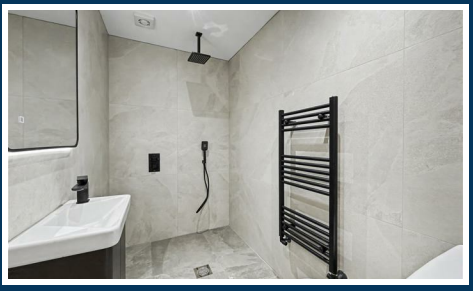
PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Recessed low voltage lighting.











SHOWEROOM
7'7" x 4'7" (2.31m x 1.40m)
Wet room set up with a white suite with contrasting black fittings comprising shower area, vanity wash basin and WC. Heated towel rail. Fully tiled walls and floor. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING
Recessed low voltage lighting.

BEDROOM 1
15'11" x 14'7" (4.85m x 4.45m)
With fitted wardrobes, drawers and dressing table. PVCu double glazed window to the rear. Access to large walk in storage area plus eaves storage. Radiator. Recessed low voltage lighting.

EN-SUITE
10'6" x 5'10" (3.20m x 1.78m)
Fitted with a white suite with contrasting black fittings comprising bath, separate shower enclosure, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

OUTSIDE
To the front of the property the drive provides off road parking whilst to the rear is a block paved patio seating area with extensive lawned gardens beyond. The rear gardens benefit from a southerly aspect to enjoy the sun all day and there is also and external water feed and exterior lighting.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "A"

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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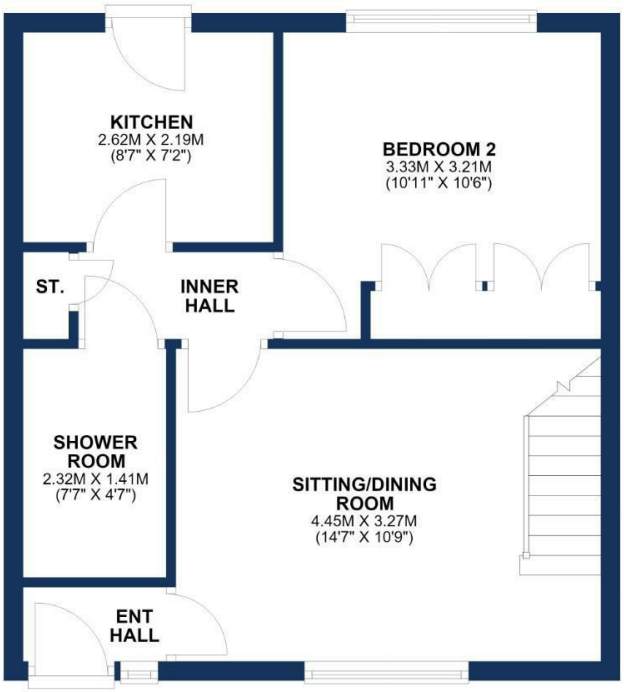
GROUND FLOOR

APPROX. 39.7 SQ. METRES (427.5 SQ. FEET)



FIRST FLOOR

APPROX. 29.3 SQ. METRES (315.7 SQ. FEET)



TOTAL AREA: APPROX. 69.0 SQ. METRES (743.2 SQ. FEET)

Floorplan for illustrative purposes only

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