

Carrfield Avenue, Timperley WA15 7DP



An immaculately presented spacious 3 bedroom semi-detached property on this popular cul-de-sac within walking distance of Timperley village. The accommodation comprises of an entrance hall, downstairs cloakroom/ WC, spacious lounge, large dining kitchen, 3 bedrooms and a family bathroom. The property also benefits from ample off road parking and a large rear garden.

£165,000

Taylor Bond

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GROUND FLOOR

Entrance Hall

Entered through an obscured double glazed front door with uPVC double glazed side panels. Pale wood effect laminate flooring. Central heating radiator.

Cloakroom/ WC 1.62m x 1.18m (5'4" x 3'10")

Fitted with a modern low level WC. Wall mounted wash hand basin. Pale wood effect laminate flooring. Obscured uPVC double glazed window to the side elevation. Central heating radiator.

Lounge 4.96m x 2.97m (16'3" x 9'9")

Spacious lounge. Feature fireplace with living flame gas fire and contemporary surround. Pale wood effect laminate flooring. Under stair storage cupboard. uPVC double glazed patio doors leading out on to the rear garden. uPVC double glazed window to the side elevation. Television point. Telephone point. Central heating radiator.



Dining Kitchen 3.81m x 3.69m (12'6" x 12'1")

Fitted with modern pale wood effect floor and wall mounted units with contrasting granite effect work surfaces. Space for a large dining table and chairs. Stainless steel oven, gas hob and extractor hood. Space for dishwasher, fridge freezer and washing machine. Stainless steel 1½ bowl sink and drainer. Tiled splash back. Tiled floor. Recessed spotlighting. uPVC double glazed window to the front elevation. Central heating radiator.



FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 4.01m (max) x 3.59m (max) (13'2" max x 11'9" max)

Double bedroom. uPVC double glazed window to the rear elevation. Integrated wardrobe. Integrated cupboard. Television point. Central heating radiator.



Bedroom Two 3.81m x 2.74m (12'6" x 9'0")
 Double bedroom. uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three 2.76m x 2.12m (9'1" x 6'11")
 A good sized third bedroom. uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom 2.01m x 1.99m (6'7" x 6'6")
 Fitted with a modern suite including a panelled bath with shower and glass screen. Low level WC. Pedestal wash hand basin. Tiled shower area. Part tiled walls. Tile effect laminate flooring. Obscured uPVC double glazed window to the rear elevation. Recessed spotlighting. Extractor fan. Central heating radiator.

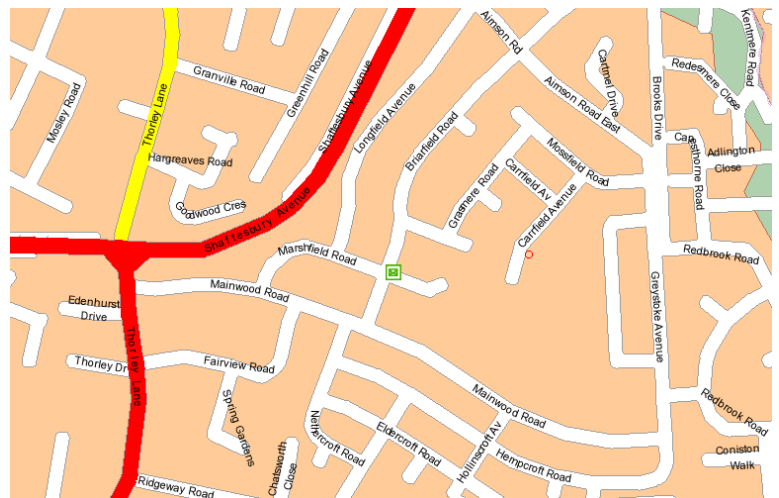


EXTERNALLY

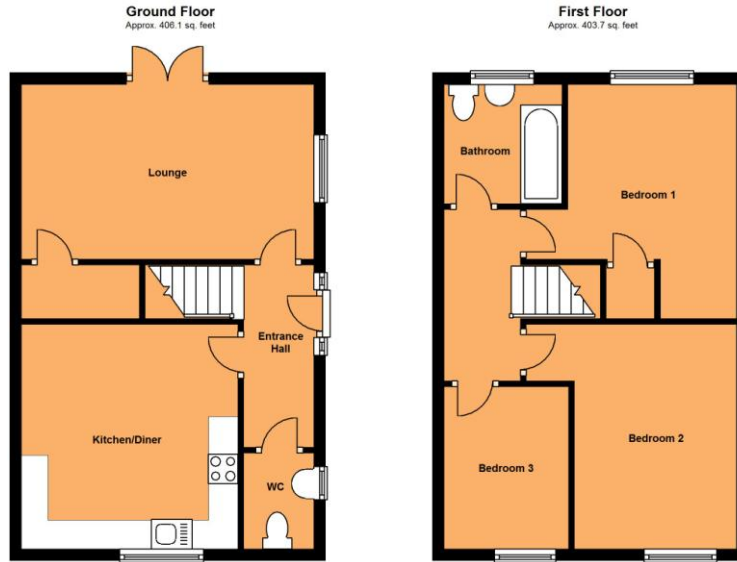
The front garden is predominantly laid to lawn with a block paved driveway providing off road parking for numerous vehicles. A gate provides access to the large rear garden which is predominantly laid to lawn with a paved patio area and fenced perimeter.

Directions

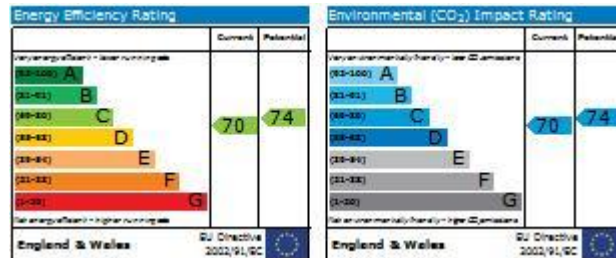
Leaving our office turn right onto Shaftesbury Avenue, proceed down to the second set of traffic lights turning right onto Aimson Road East and follow the road round turning right into Mossfield Road and first left into Carrfield Avenue where the property can be found on the right hand side clearly marked by a Taylor bond For Sale board.



Carrfield Avenue, Timperley, Cheshire, WA15 7DP



Total area: approx. 809.8 sq. feet



Important Notice

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.