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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 22 Claremont Avenue

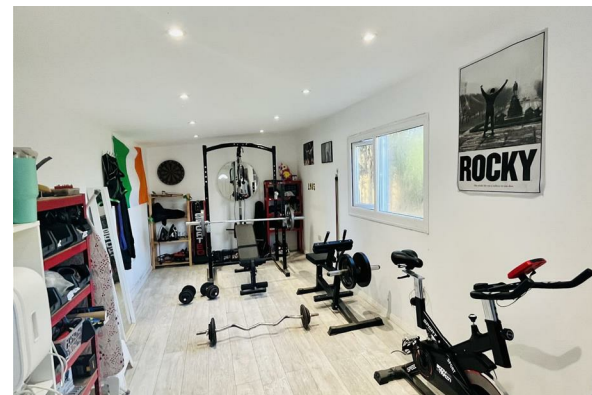
West Timperley, Altrincham, Cheshire, WA14 5NF



£580,000

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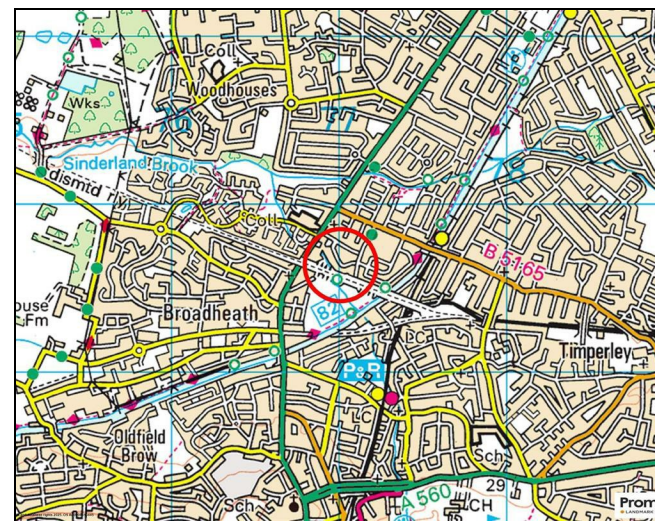
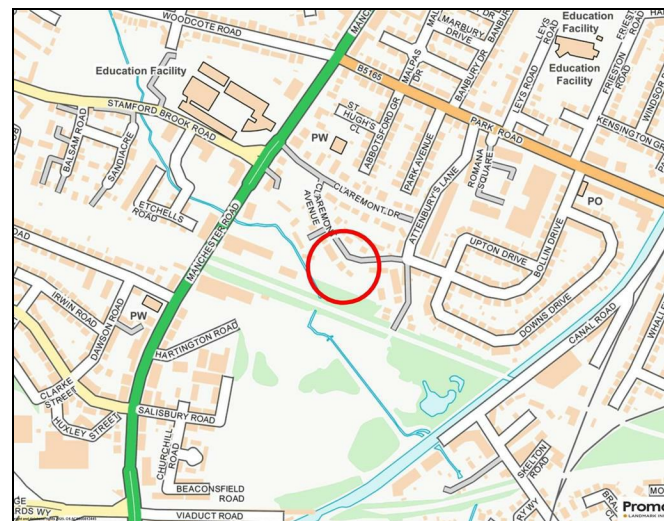
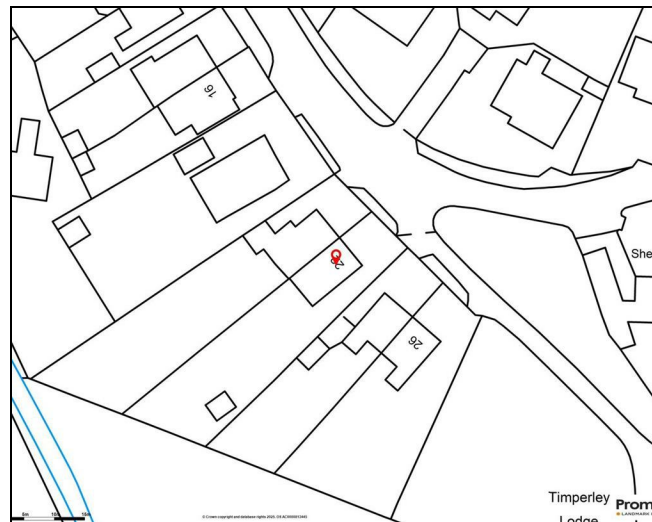
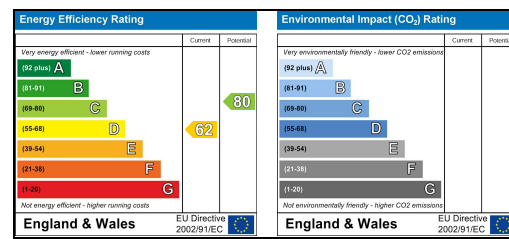


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERBLY APPOINTED, UPDATED, EXTENDED AND IMPROVED, TRADITIONAL SEMI DETACHED FAMILY HOME WITH FANTASTIC SUNNY ASPECT GARDEN, LOCATED ON A DESIRABLE CUL-DE-SAC. 1318sqft

Porch. Hall. Lounge. 400sqft Live In Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Superb Gardens. 220sqft Garden Room/Gym



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A fantastic, traditional double height, bay fronted Semi Detached family home located on this enormously desirable cul-de-sac forming part of a small micro market within Timperley, being Claremont Drive and Claremont Avenue, within walking distance of local shops, schools, Timperley Metrolink.

The property has been updated, improved and extended featuring a superb 400 square foot Live In Dining Kitchen and a fantastic, superbly sized rear Garden with a wonderful mature backdrop of trees providing a particularly appealing outlook and a high degree of privacy.

The property provides a Lounge to the Ground Floor in addition to the Live In Dining Kitchen and has Three Bedrooms to the First Floor served by the Family Bathroom.

Externally, a long Driveway provides good off street Parking and there is an attractive Garden frontage.

Fantastic rear Garden featuring a raised patio terrace with pergola enjoying an elevated view over the lawned Garden beyond. Garden Room/Gym positioned towards the far end of the Garden.

Comprising:

Enclosed Porch. Hall with staircase to the First Floor and a window to the side.

Lounge with bay window to the front and fireplace feature.

400 square foot Live In Dining Kitchen with patio doors and window enjoying views over and giving access to the garden. Further bay window to the side and an additional Velux skylight windows providing natural light.

There are natural Living, Dining and working Kitchen Areas with a central island unit incorporating a breakfast bar. Integrated appliances include an oven, hob, fridge, freezer and dishwasher.

First Floor Landing providing access to Three Bedrooms and the Bathroom.

Bedroom One with bay window to the front elevation.

Bedroom Two with a wonderful view over the rear garden.

Bedroom Three positioned to the front.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a shower end bath, vanity unit wash hand basin and WC. Windows to the side and rear.

A fantastic family home in a first class location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1318 Sq. Feet  
(inc. Gym/Garden Room) = 122.5 Sq. Metres

Approx Gross Floor Area = 1113 Sq. Feet  
(exc. Gym/Garden Room) = 103.4 Sq. Metres

