



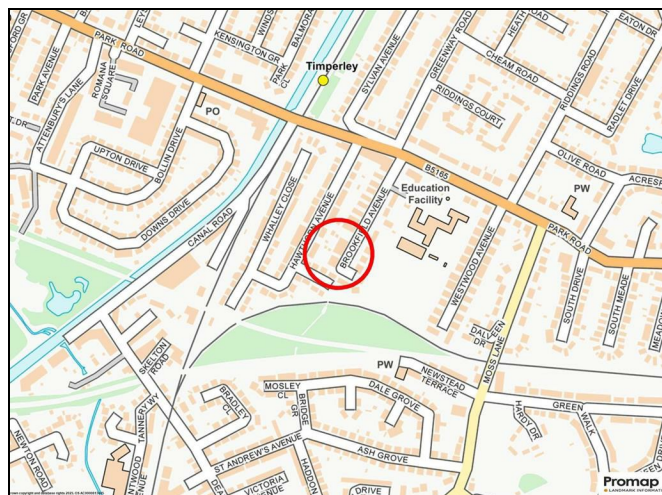
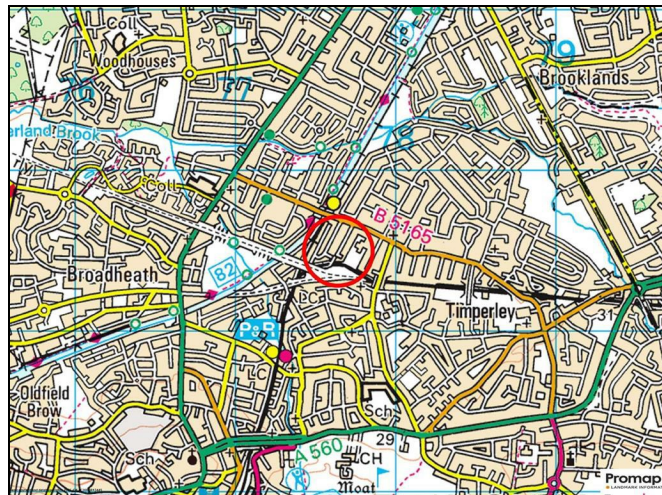
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



INDEPENDENT ESTATE AGENTS

44 Brookfield Avenue Timperley, Altrincham, WA15 6TH



AN ATTRACTIVE, WELL PROPORTIONED PERIOD END TERRACED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS AND TIMPERLEY METROLINK STATION. 1377 SQFT.

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. WC. Three Bedrooms. Shower Room. Driveway. Courtyard Garden. Double Garage.

£440,000

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in detail



An attractive Period End Terraced property located in this popular neighbourhood, walking distance to excellent local schools, shops and Timperley Metrolink. In addition, Timperley Village and Altrincham Town Centre are both within easy reach.

The well presented property is arranged over Two Floors with the accommodation extending to some 1377 square feet providing a Hall, Lounge, Dining Room, Breakfast Kitchen and WC to the Ground Floor and Three Bedroom served by a Shower Room to the First Floor.



Externally, there is a gravelled Driveway providing off road Parking to two vehicles, enclosed within timber fencing.

To the rear, there is an enclosed Courtyard Garden, accessed via the door from the Breakfast Kitchen and a gate provides access to a right of way. Beyond, there is a paved parking area and Detached Double Garage. An alternative option for an incoming purchaser would be to remove the Double Garage and therefore creating space for a Garden.

Comprising:

Recessed Porch. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor Landing. Coved ceiling.



Lounge with square bay and two inset windows to the front elevation. To the chimney breast there is a gas living flame fireplace with marble hearth. Coved ceiling.

Dining Room with window enjoying views over the courtyard garden to the rear. Fireplace feature to the chimney breast. Coved ceiling.

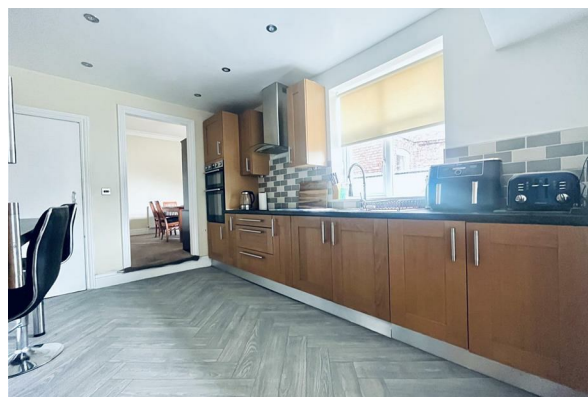
Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring electric hob with extractor fan over, fridge and freezer. There is space and plumbing for a washing machine and tumble dryer. The units incorporate a breakfast bar. Two windows to the side elevation and a door provides access to the same. Access to useful under stairs storage.

Ground Floor WC fitted with a white suite and chrome fittings, providing a WC and sink. Tiling to the sink area. Opaque window to the side elevation.

To the First Floor Landing there is access to Three Bedrooms served by a Shower Room. Loft access point.

Bedroom One is a superbly proportioned room with two windows to the front elevation.

Bedroom Two is another good sized Double Bedroom with window enjoying views over the courtyard garden to the rear.



Bedroom Three is a Single Room with window to the side elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Tiling to the walls. Wall mounted gas central heating boiler housed within the units. Opaque window to the rear elevation.



Externally, there is a gravelled Driveway providing off road Parking to two vehicles, enclosed within timber fencing.

To the rear, there is an enclosed Courtyard Garden, accessed via the door from the Breakfast Kitchen and a gate provides access to a right of way. Beyond, there is a paved parking area and Detached Double Garage. An alternative option for an incoming purchaser would be to remove the Double Garage and therefore creating space for a Garden.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1377 Sq. Feet
(Including Garage) = 128.0 Sq. Metres

Approx Gross Floor Area = 1125 Sq. Feet
(Excluding Garage) = 104.6 Sq. Metres

