



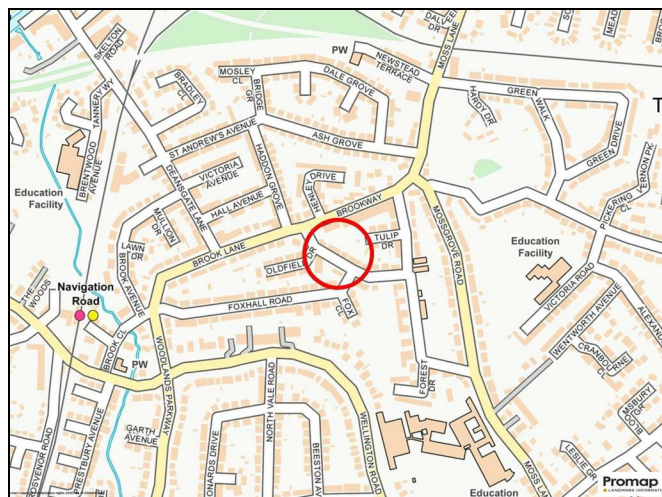
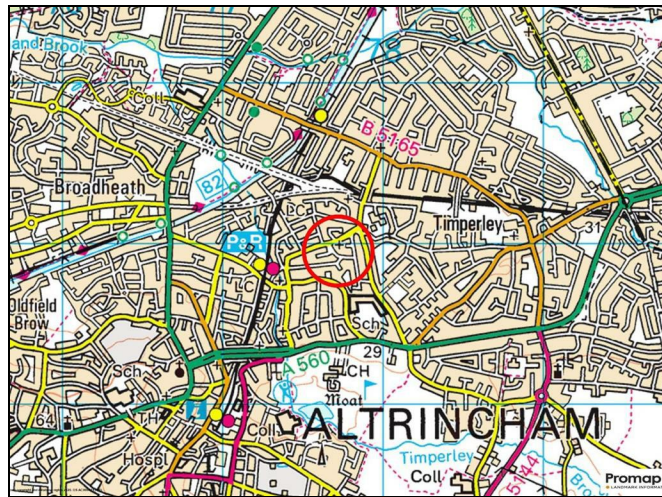
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INDEPENDENT ESTATE AGENTS

location



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87 Brook Lane Timperley, Cheshire, WA15 6RT



AN ATTRACTIVE, BAY FRONTED, EXTENDED PERIOD SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION WALKING DISTANCE TO SCHOOLS AND METRO. 1155sqft.

Hall. WC. Lounge. Live In Dining Kitchen. Utility. Three Double Bedrooms. Bathroom. Gardens.

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

Offers Over £550,000

in detail



An attractive double bay fronted Period Semi Detached Family Home, ideally located in a popular area within walking distance to Navigation Road Metro, ideal for excellent local schools and close to Timperley Village.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1155sqft providing a Hall, WC, Lounge, Open Plan Live In Dining Kitchen and Utility to the Ground Floor and Three Double Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is on road parking and a good size lawned Garden to the rear.

Comprising:

Canopied Porch. Glazed and panelled door with stained and leaded glass window.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings. Window to side elevation. Tiled floor. Extractor fan.

Lounge is a well proportioned Reception Room with bay window to the front elevation. To the chimney breast there is a wooden fireplace surround feature with tiled hearth. Picture rail surround. Coved ceiling. Stripped and stained floorboard.

Live In Dining Kitchen is a superb versatile space, with part vaulted ceiling, making this a naturally light and bright space, two inset Velux windows and bi-folding doors overlooking and opening up to the Gardens. Built in pantry cupboards to one side of the chimney breast recess.

The Kitchen Area is fitted with an extensive range of cream coloured base and eye level units, incorporating an island unit, with worktops over, inset into which is a stainless steel double sink unit with mixer tap over and tiled splashback. Integrated dishwasher. Space for additional Kitchen appliances. Chrome finish lighting. Windows to the side and rear elevations.

Utility with built in cream coloured base and eye level units and worktops over. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler housed within the units.



To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. Window to the side of the elevation.

Bedroom One with bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature with tiled insert. Built in wardrobes and drawers to either side of the chimney breast recess. Picture rail surround. Stripped and stained floorboards.

Bedroom Two is another great sized Double Bedroom with a UPVC window to the rear elevation. Cast iron fireplace feature to the chimney breast.



Bedroom Three with window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Opaque window to the front elevation. Chrome finish heated towel rail. Extensive tiling to the walls.

Externally, there is a low maintenance paved garden frontage. To the rear there is a paved patio area adjacent to the back of the house, accessed via the bi-folding doors from the Live In Dining Kitchen. Beyond the Garden is mainly laid to lawn and is enclosed within timber fencing



- Freehold Approx Gross Floor Area = 1155 Sq. Feet
- Council Tax Band C = 107.3 Sq. Metres

