



182 SYLVAN AVENUE | TIMPERLEY

£550,000

An extended and renovated semi detached family home in an ideal location presented to a high standard. The accommodation briefly comprises entrance hall, bay fronted sitting room, impressive open plan living dining kitchen complete with central island and with bi folding doors to the rear garden and also an adjacent utility room, cloakroom/WC, three bedrooms and bathroom/WC. Externally there is a detached out building which could be used for a variety of purposes and is complete with light and power and has a shower room/WC. To the front of the property the driveway provides off road parking and there is gated access to the rear where the gardens incorporate an Indian stone and block paved seating area with astro turf garden beyond. Viewing is highly recommended to appreciate the accommodation on offer.



**POSTCODE: WA15 6AH**

## DESCRIPTION

A traditional semi detached family home that has undergone a programme of modernisation and extension in recent years to create beautifully presented accommodation superbly proportioned throughout which needs to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall which provides access to the bay fronted sitting room with a focal point of a living flame gas fire with granite hearth. Towards the rear of the property and accessed via the hallway is an impressive open plan living dining kitchen truly acting as the heart of the home. The kitchen area is fitted with a comprehensive range of grey wall and base units with marble effect work surfaces and a central island with breakfast bar and a range of quality integrated appliances and with bi folding doors to the rear garden. Off the kitchen is a separate utility room and the ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three bedrooms, the two doubles benefitting from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a modern wet room set up and complete with underfloor heating.

Externally there is an impressive out building with roller shutter door and sliding doors to the front providing access to an open plan room with adjacent shower room/WC to one side and a long storage room to the other currently used as a home gym. To the front of the property the drive provides off road parking whilst to the rear there is an Indian stone and block paved seating area with asto turf lawned gardens beyond. External water and power points. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

The property is ideally located lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station providing a commuter service into Manchester.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**14'5" x 6'3" (4.39m x 1.91m)**

With PVCu double glazed front door. Opaque PVCu double glazed window to the side. Laminate flooring. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard housing the gas central heating boiler (approximately 3 years old).

#### SITTING ROOM

**13'9" x 10'6" (4.19m x 3.20m)**

With a focal point of a living flame gas fire with granite hearth. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point. Full fibre broadband point.

#### OPEN PLAN LIVING DINING KITCHEN

**31'2" x 16'3" maximum measurements (9.50m x 4.95m maximum measurements)**

Fitted with a comprehensive range of grey wall and base units with marble effect work surface over. Central island with breakfast bar and also incorporating a 1 1/2 bowl enamel sink unit. Integrated Neff combination microwave oven and warming drawer, Neff oven/grill, Neff five ring induction hob with extractor hood over. Neff dishwasher. Space for American style fridge freezer. Integrated bin store. Three Velux windows to the side with remote blind. Bi folding doors to the rear. Natural wood flooring. Recessed low voltage lighting. Three radiators. Television aerial point. Space for living and dining suites.

#### UTILITY

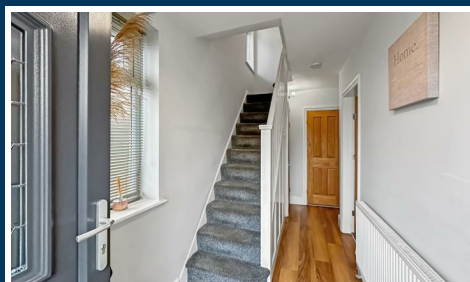
With full units plus work surface with plumbing for washing machine and space for dryer beneath. Natural wood flooring. Extractor fan.

#### CLOAKROOM

**6'3" x 3'1" (1.91m x 0.94m)**

With WC and wash hand basin. Tiled splashback. Tiled floor. Opaque PVCu double glazed window to the side. Radiator.

### FIRST FLOOR



## LANDING

PVCu double glazed window to the side.

## BEDROOM 1

13'10" x 10'6" (4.22m x 3.20m)

With PVCu double glazed bay window to the front. Fitted wardrobes and drawers. Radiator. Recessed low voltage lighting. Ethernet point.

## BEDROOM 2

11'8" x 9'7" (3.56m x 2.92m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Ethernet point.

## BEDROOM 3

8'4" x 6'3" (2.54m x 1.91m)

A well proportioned third bedroom with PVCu double glazed window to the rear. Opaque PVCu double glazed window to the side. Radiator. Loft access hatch to boarded loft space.

## BATHROOM

7'0" x 5'2" (2.13m x 1.57m)

With a recently installed wet room set up with shower area, vanity wash basin and WC. Heated towel rail. Opaque PVCu double glazed window to the front. Tiled walls and floor. Underfloor heating. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

### OUTHOUSE

With remote roller shutter door and sliding doors to the front. Laminate flooring. Three radiators. Fitted storage unit. Own boiler plus gas and electric meters. Shower room fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC plus recessed low voltage lighting, extractor fan and heated towel rail. Ethernet point.

## OUTSIDE

To the front of the property the driveway provides off road parking whilst to the rear is an Indian stone and block paved seating area with astro turf lawned gardens beyond. There are external water and power points. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

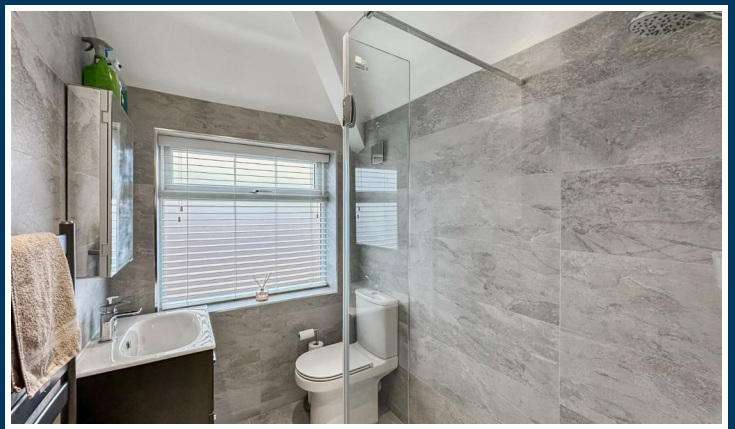
Trafford Band "C"

## 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.

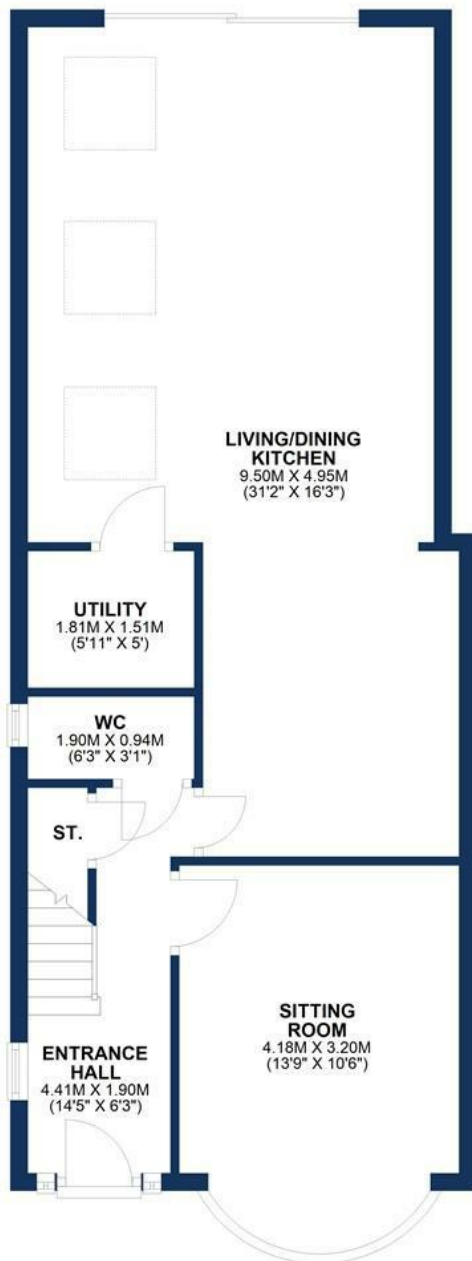


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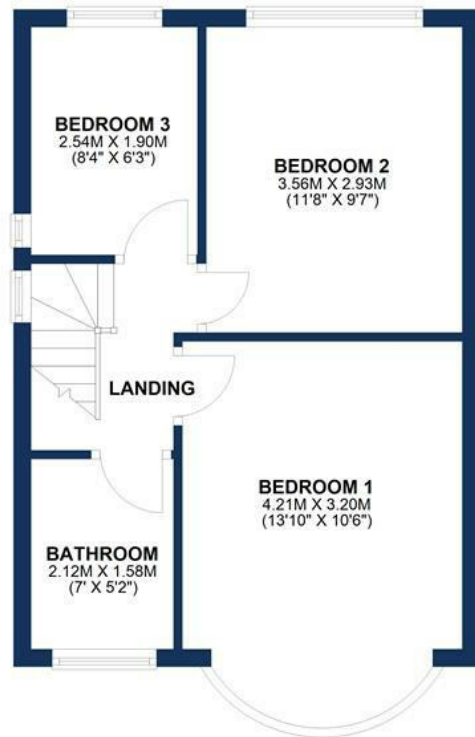
## GROUND FLOOR

APPROX. 62.0 SQ. METRES (667.9 SQ. FEET)



## FIRST FLOOR

APPROX. 35.6 SQ. METRES (382.9 SQ. FEET)



TOTAL AREA: APPROX. 97.6 SQ. METRES (1050.7 SQ. FEET)

Floorplan for illustrative purposes only



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