



78 WOOD LANE | TIMPERLEY

£850,000

A superb detached family home offering extensive accommodation which needs to be seen to be appreciated. The accommodation briefly comprises impressive enclosed porch leading onto the hallway and the integral garage, sitting room opening onto a dining kitchen with access to integral garage and rear garden and sliding doors to the dining room, separate living room to the rear plus study to the front and shower room/WC. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are four other double bedrooms serviced by the family bathroom/WC and the accommodation is completed by the separate study. Ample off road parking within the driveway to the front which also leads onto the double garage. To the rear the gardens are paved for easy maintenance with Indian stone. The location is ideal being within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. Viewing is highly recommended.

POSTCODE: WA15 7PJ

DESCRIPTION

This superbly proportioned and well presented detached family home is ideally positioned in a sought after location.

The accommodation is approached beyond an impressive porch area with access onto the integral garage and also the entrance hall. From the entrance hall there is direct access to a separate sitting room which in turn opens onto an impressive dining kitchen fitted with a comprehensive range of quality units and integrated appliances and with access to the rear gardens and double garage. From the dining area there are sliding doors leading into a separate dining room which again has access to the rear gardens and also with door leading onto the large living room at the rear which is also accessible from the hallway. The living room has a bay window overlooking the rear gardens and a focal point of an electric fireplace. The ground floor accommodation is completed by a separate home office and a shower room/WC.

To the first floor the master bedroom benefits from fitted wardrobes and a modern en-suite shower room/WC. There are four further double bedrooms all of which are serviced by the family bathroom/WC fitted with a white suite with chrome fittings. The property also has the added benefit of a further study on the first floor.

Externally to the front of the property the driveway provides ample off road parking accessed via double gates and leading onto the integral garage. The integral garage has the added benefit of light, power and water feeds.

Immediately to the rear the gardens are paved for easy maintenance with Indian stone and benefit from a southerly aspect to enjoy the sun all day.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and with Timperley village centre and Altrincham town centre within easy reach as well as Altrincham Golf Course and Timperley Sport Club.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

14'8" x 8'4" (4.47m x 2.54m)

With hardwood glass panelled front door. Tiled floor. Door to integral garage. Light and power.

ENTRANCE HALL

14'3" x 9'1" (4.34m x 2.77m)

With glass panelled leaded effect front door. Natural wood flooring. Radiator. Spindle balustrade staircase to first floor. Ceiling cornice. Under stairs storage cupboard.

SITTING ROOM

11'0" x 10'0" (3.35m x 3.05m)

With window to the front. Natural wood flooring. Television aerial point. Recessed low voltage lighting. Radiator. Opening to:

DINING KITCHEN

26'0" x 11'4" (7.92m x 3.45m)

Fitted with a comprehensive range of light grey wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated appliances by Neff including oven/grill plus 4 ring induction hob with stainless steel extractor hood, full height fridge and freezer plus dishwasher. Double glazed window to the rear. Space for table and chairs. PVCu double glazed door to the rear gardens and also door to the integral garage. Recessed low voltage lighting. Radiator.

DINING AREA

With natural wood flooring. Radiator. Recessed low voltage lighting. Ceiling cornice. Space for dining suite. Sliding doors to conservatory. Telephone point.

LIVING ROOM

22'4" x 13'4" (6.81m x 4.06m)

With a focal point of an electric fireplace with decorative tiled insert and tiled hearth. Box bay window to the rear overlooking the south facing garden. Window to the side. Door to the conservatory. Recessed low voltage lighting. Ceiling cornice. Natural wood flooring. Two radiators.

DINING ROOM

14'0" x 9'3" (4.27m x 2.82m)

With door to the garden. Natural wood flooring. Radiator. Three Velux windows. Access to living room. Ample space for dining suite.



OFFICE

9'3" x 7'11" (2.82m x 2.41m)

With box bay window to the front. Radiator. Window to the side. Natural wood flooring.

SHOWER ROOM

With a suite comprising tiled shower area, wash hand basin and WC. Opaque window to the side. Extractor fan. Tiled walls. Radiator.

FIRST FLOOR

LANDING

Window to the side. Radiator. Airing cupboard housing hot water cylinder. Natural wood flooring. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

19'10" x 13'6" (6.05m x 4.11m)

With dual aspect windows. Fitted wardrobes and dressing table. Ceiling cornice. Radiator. Telephone point.

EN-SUITE

9'0" x 4'10" (2.74m x 1.47m)

Fitted with a contemporary white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Opaque windows to the side. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

15'9" x 14'2" (4.80m x 4.32m)

Dual aspect windows. Radiator.

BEDROOM 3

15'9" x 12'11" (4.80m x 3.94m)

Window to the rear overlooking the south facing rear garden. Radiator.

BEDROOM 4

14'2" x 10'0" (4.32m x 3.05m)

With dual aspect windows. Radiator. Fitted wardrobes.

BEDROOM 5

11'5" x 10'0" (3.48m x 3.05m)

With window to the rear overlooking the south facing rear gardens. Fitted wardrobes and dressing table. Radiator.

STUDY

7'11" x 5'0" (2.41m x 1.52m)

With opaque window to the front. Radiator.

BATHROOM

7'11" x 7'11" (2.41m x 2.41m)

Fitted with a white suite with chrome fittings comprising bath with mixer shower, tiled shower cubicle, WC with douche, vanity wash hand basin. Opaque window to the front. Heated towel rail. Tiled walls and floor. Extractor fan.

INTEGRAL GARAGE

17'10" x 15'9" (5.44m x 4.80m)

With remote roller shutter door. Light, power and water feed. Door to the porch and dining kitchen. Plumbing for washing machine and space for dryer. Wall mounted Worcester gas central heating boiler.

To the front of the property a tarmac drive provides off road parking and accessed via double gates. To the rear and accessed via the dining room and dining kitchen the gardens are paved with Indian stone for easy maintenance and 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 "F"

TENURE

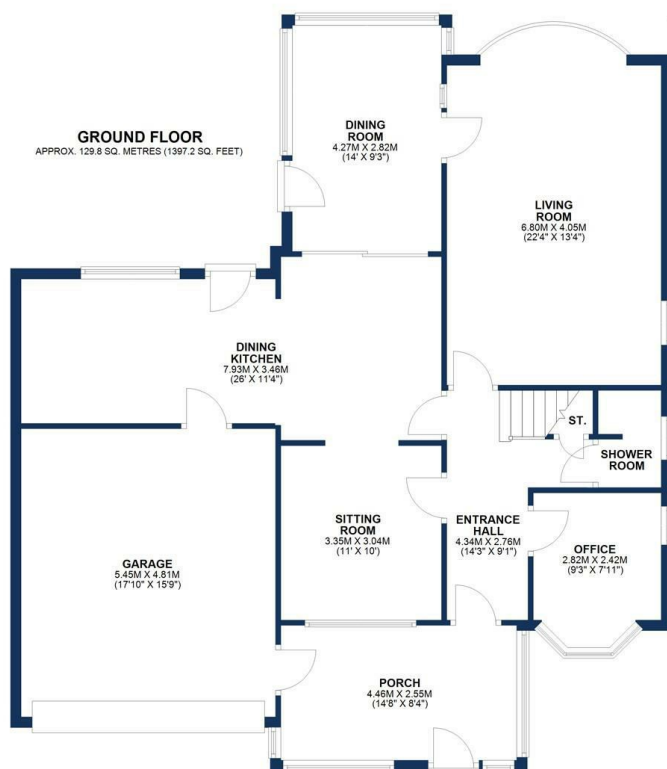
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

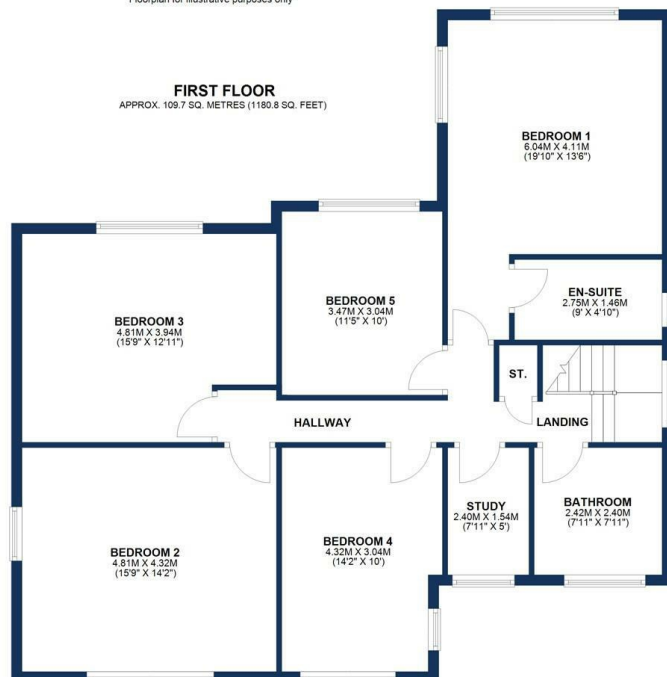


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TOTAL AREA: APPROX. 239.5 SQ. METRES (2578.0 SQ. FEET)

Floorplan for illustrative purposes only



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