



104 GROVE LANE | TIMPERLEY

OFFERS OVER £500,000

A stunning example of a period end terrace home which has been extended and modernised throughout creating perfectly proportioned and presented living accommodation which must be seen to be appreciated. The accommodation briefly comprises entrance hall, open plan living/dining room with a focal point of an electric stove set upon a flagged hearth, impressive breakfast kitchen with bi fold doors onto the rear garden and fitted with a range of integrated appliances. Two excellent double bedrooms to the first floor and large bathroom/WC fitted with an attractive white suite. Externally there is off road parking within the driveway with gated access towards the rear. To the rear is a patio seating area with superb lawned gardens beyond plus 'Secret Garden' area all benefitting from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6PL

DESCRIPTION

This stunning period end of terrace property is ideally positioned within walking distance of Timperley village centre and within the catchment area of highly regarded primary and secondary schools specifically with The Willows Primary School and Wellington School within walking distance.

This beautifully presented and superbly proportioned accommodation is approached by the entrance hall which leads onto a front living room with a focal point of a solid fuel burner set upon a flagged hearth with timber mantle and bay window. The living room opens onto the separate dining room with access to a large understairs storage cupboard and opening onto the impressive dining kitchen towards the rear. The kitchen is fitted with a comprehensive range of white units with natural wood work surfaces and comes complete with central island and with bi fold doors leading onto the south facing gardens at the rear. To the first floor there are two excellent double bedrooms both benefitting from fitted wardrobes and served by the bathroom/WC fitted with a full white suite with chrome fittings.

Externally there is off road parking within the block paved driveway which continues to the rear with gated access. Immediately to the rear is a patio seating area with delightful lawned gardens beyond with further decked seating area also. The rear gardens benefit from a southerly aspect to enjoy the sun all day and also a high degree of privacy.

To conclude a superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Quarry tiled floor.

ENTRANCE HALL

Hardwood front door. Laminate flooring. Radiator. Stairs to first floor. Ceiling cornice.

OPEN PLAN LIVING/DINING ROOM COMPRISING:

SITTING ROOM

14'8" x 11'2" (4.47m x 3.40m)

With a focal point of a electric stove set upon a flagged hearth and with timber mantle and decorative tiled insert. Laminate flooring. PVCu double glazed bay window to the front fitted with plantation shutters. Radiator. Ceiling cornice. Opening to:

DINING AREA

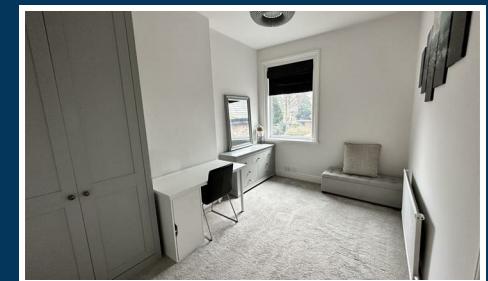
12'10" x 12'3" (3.91m x 3.73m)

With a raised fireplace with flagged hearth and timber mantle. Fitted bar area ideal for entertaining. Fitted storage and shelving. Radiator. Laminate flooring. Under stairs storage cupboard. Ceiling cornice.

DINING KITCHEN

15'8" x 11'9" (4.78m x 3.58m)

Fitted with modern wall and base units with marble effect work surfaces over incorporating a Belfast style sink unit . Integrated oven/grill plus five ring gas hob with stainless steel extractor hood. Integrated fridge freezer and plumbing washing machine. Central island with breakfast bar and also housing the wine fridge. New boiler. Radiator. Tiled splashback. Recessed low voltage lighting. tiled floor. Bi fold doors provide access to the south facing gardens to the rear.



FIRST FLOOR

LANDING

Loft access hatch. Ceiling cornice.

BEDROOM 1

15'2" x 12'4" (4.62m x 3.76m)

With two PVCu double glazed windows to the front fitted with plantation shutters. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 2

12'10" x 9'0" (3.91m x 2.74m)

PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Radiator.

BATHROOM

11'8" x 8'11" (3.56m x 2.72m)

Fitted with a white suite with chrome fittings comprising roll top claw foot freestanding bath with mixer shower, WC and wash hand basin. Separate tiled shower enclosure. Tiled floor. Part tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail. Radiator. Loft access hatch.

OUTSIDE

To the front of the property there is off road parking within the block paved driveway. There is gated access to the side and rear. Immediately to the rear is a patio seating area with brick retaining wall. Gated access then leads to superb lawned gardens beyond and an additional 'Secret Garden' with artificial grass and screened by a 2m metre high mock hedge. 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

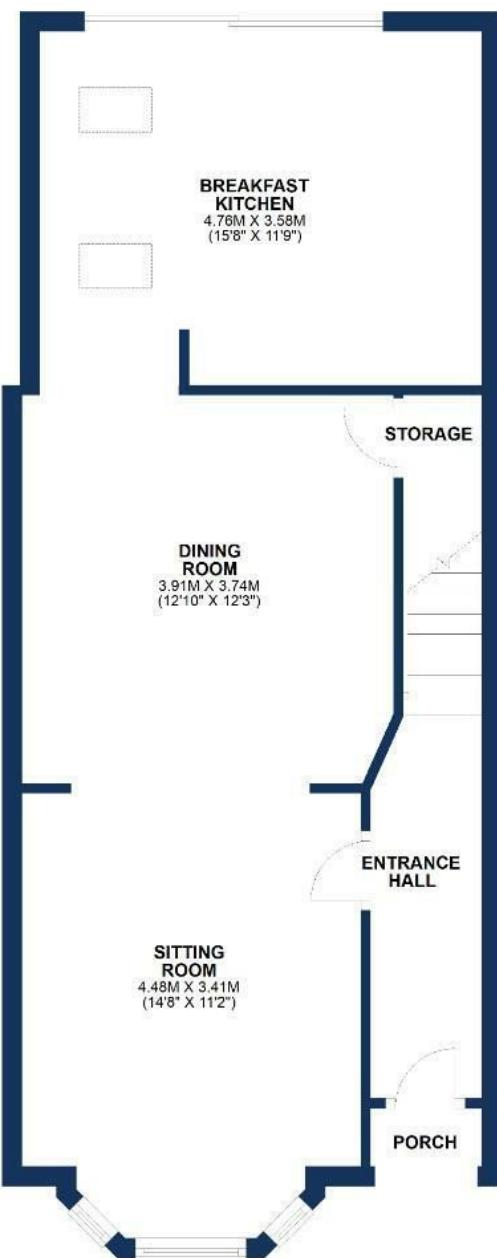
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 53.6 SQ. METRES (576.4 SQ. FEET)

**FIRST FLOOR**

APPROX. 45.8 SQ. METRES (493.3 SQ. FEET)



TOTAL AREA: APPROX. 99.4 SQ. METRES (1069.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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