

## CURBAR | 11 THORLEY LANE | TIMPERLEY

£610,000

This attractive semi detached family home offers well proportioned accommodation presented to a high standard and needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall leading onto two separate reception rooms both with focal points of open fireplaces, fitted breakfast kitchen with access to a rear hallway with stairs to the first floor and opening onto a separate utility room with access to the rear gardens and also the shower room/WC. To the first floor there are four well proportioned bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway with adjacent lawned gardens and towards the rear is a detached garage. The rear gardens incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.



**POSTCODE: WA15 7AL**

## DESCRIPTION

Thorley Lane is an ideal location containing a variety of traditional detached and semi detached houses within easy reach of Timperley village centre and with Altrincham town centre and Hale village centre a little further distant. The property is presented to a high standard and viewing is highly recommended to appreciate the proportions of the accommodation on offer.

The accommodation is approached via a large welcoming entrance hall with natural wood flooring and stairs to the first floor. There are two reception rooms, one to the front and one to the rear both with the benefit of an open fireplace as a focal point and with natural wood flooring and with further character added with the picture rail and ceiling cornice. The ground floor accommodation is completed by a fitted breakfast kitchen with inframe light wood units and with access onto a rear hallway which has a door to the side patio and also opening onto a separate utility room with access to the rear gardens and also the ground floor shower room/WC. To the first floor there are four double bedrooms serviced by the modern family bathroom/WC.

Externally to the front of the property the paved driveway provides off road parking and there are adjacent lawned gardens and external power point. The driveway continues to the side leading to the detached garage towards the rear. Immediately to the rear is a patio seating area with delightful lawns beyond with well stocked flower beds and mature hedge borders.

A superb family home lying within the catchment area of highly regarded primary and secondary schools and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

Composite front door. Radiator. Natural wood flooring. Under stairs storage cupboard. Spindle balustrade staircase to first floor. Telephone point.

#### SITTING ROOM

With a focal point of an open fireplace with decorative tiled insert and tiled hearth. Picture rail. Ceiling cornice. Natural wood flooring. PVCu double glazed bay window to the front. Two radiators. Television aerial point.

#### LIVING ROOM

With a focal point of an open fireplace with decorative tiled insert and tiled hearth. Natural wood flooring. Picture rail. Ceiling cornice. PVCu double glazed bay window to the side. Television aerial point.

#### BREAKFAST KITCHEN

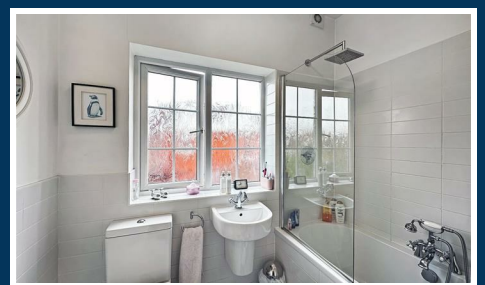
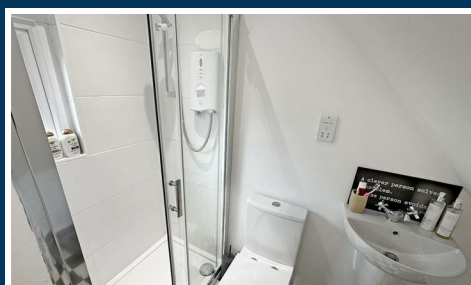
Fitted with a comprehensive range of inframe light wood wall and base units with work surface over incorporating a 1 1/2 bowl enamel sink unit with drainer. Space for Range oven. Integrated dishwasher. Space for table and chairs. Tiled floor and splashback. PVCu double glazed window to the rear. Radiator.

#### REAR HALLWAY

Stairs to first floor leading to bedroom 4. PVCu double glazed door provides access to the side patio. Opening to:

#### UTILITY

With a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer and fridge freezer. Two opaque PVCu double glazed windows to the side. PVCu double glazed double doors provide access to the rear garden. Recessed low voltage lighting. Cupboard housing Worcester combination gas central heating boiler.



## SHOWER ROOM

With tiled shower cubicle, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

## FIRST FLOOR

## LANDING

Box bay window to the front. Loft access hatch with pull down ladder to boarded loft space. Airing cupboard.

## BEDROOM 1

PVCu double glazed window to the front. Radiator.

## BEDROOM 2

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

Currently used as a dressing room. PVCu double glazed window to the side. Radiator. Door to:

## BEDROOM 4

Accessed via bedroom 3 currently and also the rear staircase. PVCu double glazed window to the rear. Radiator. Fitted store/wardrobe.

## BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower and mixer shower, wash hand basin and WC. Half tiled walls. Tiled floor. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Extractor fan.

## OUTSIDE

To the front of the property the paved drive provides off road parking and there is a large lawned garden with well stocked flower beds. There are external power points towards the front and the driveway continues to the side leading to the detached garage at the rear. The garage benefits from an up and over door.

Immediately to the rear is a patio seating area with delightful lawned gardens beyond with hedge borders and enjoying a high degree of privacy. External water feed.

## SERVICES

All main services are connected.

## POSSESSION:

Vacant possession upon completion.

## COUNCIL TAX

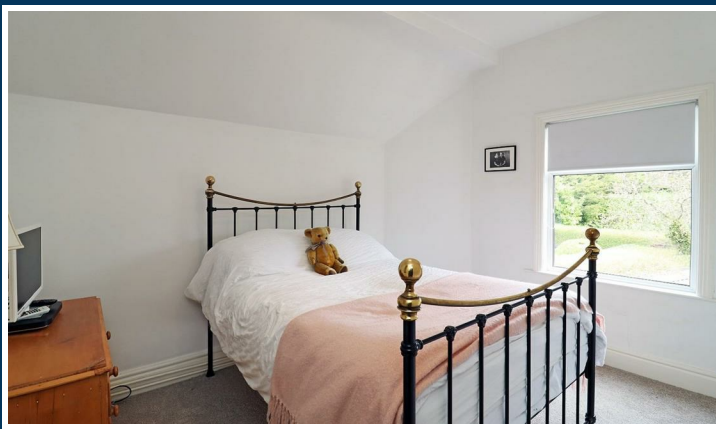
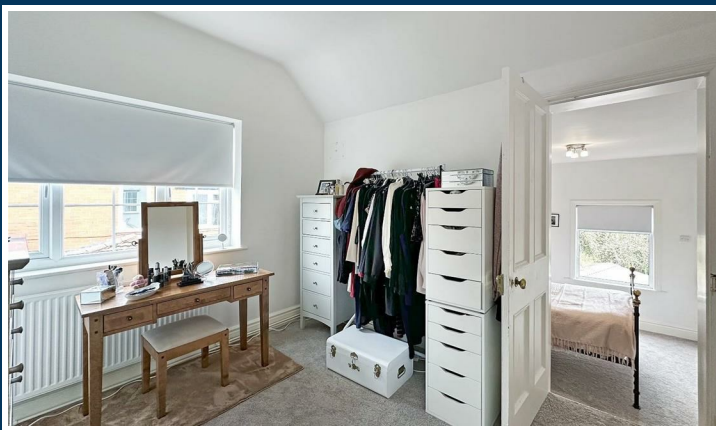
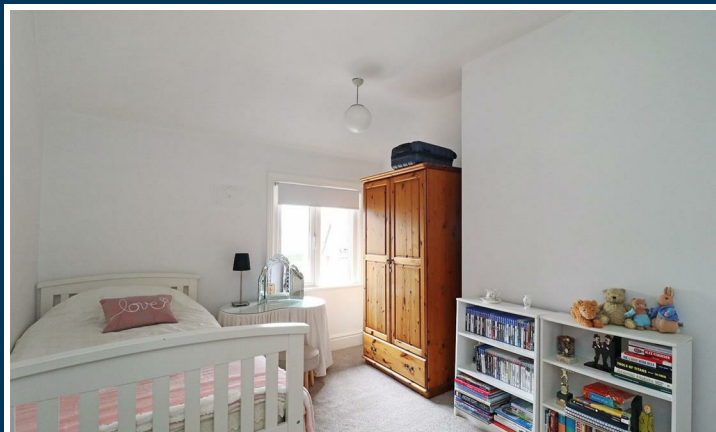
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## TENURE

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.

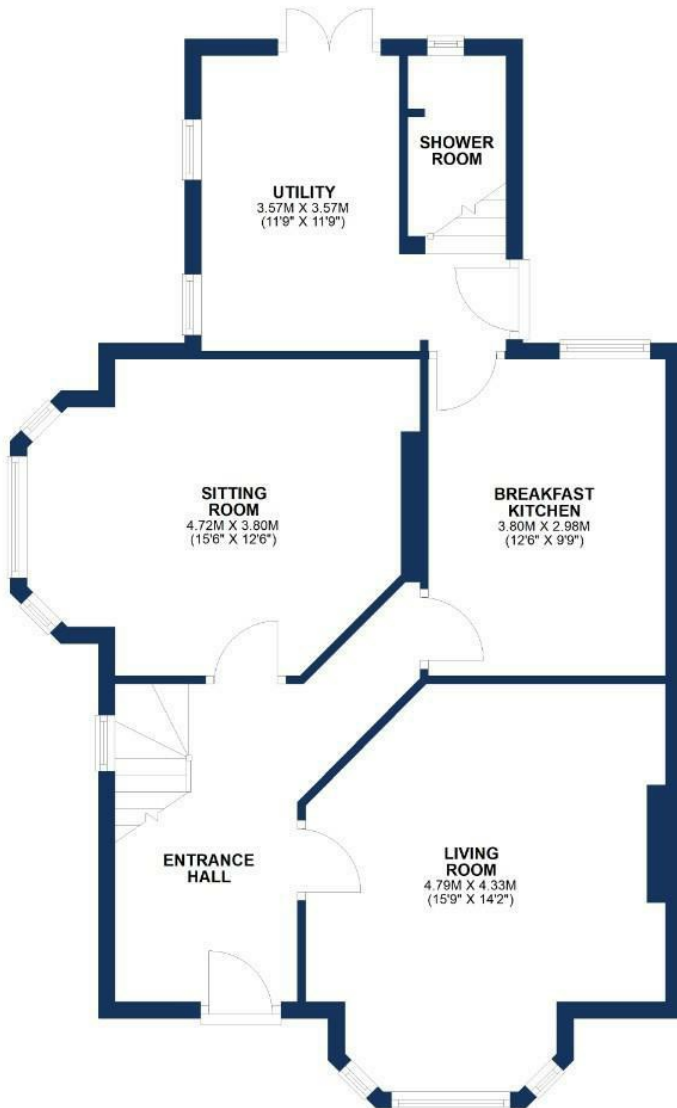


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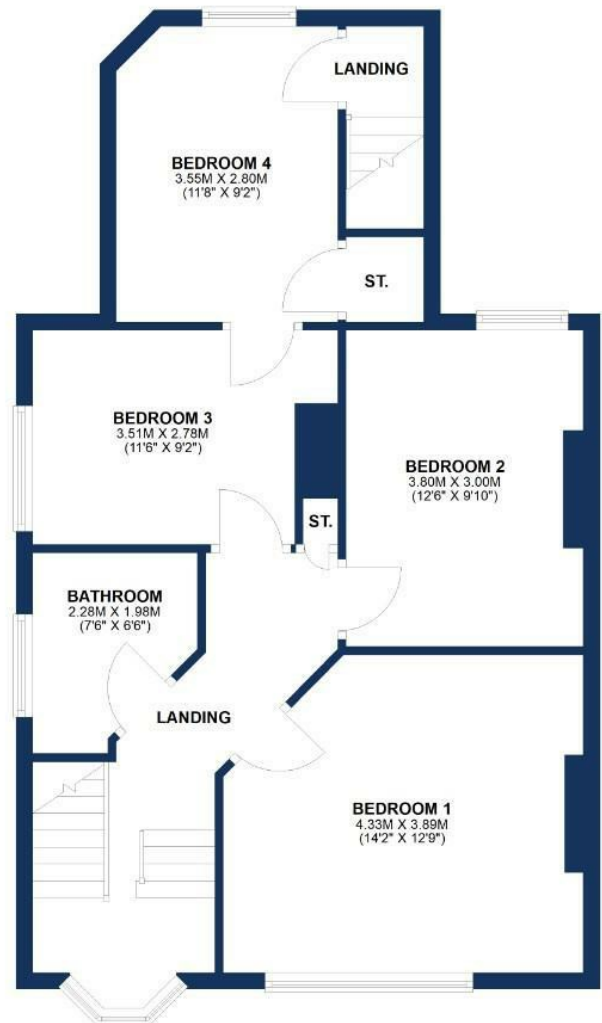
## GROUND FLOOR

APPROX. 72.0 SQ. METRES (774.9 SQ. FEET)



## FIRST FLOOR

APPROX. 64.5 SQ. METRES (694.6 SQ. FEET)



TOTAL AREA: APPROX. 136.5 SQ. METRES (1469.5 SQ. FEET)

Floorplan for illustrative purposes only



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