



7 DALE GROVE | TIMPERLEY

OFFERS OVER £550,000

A superbly proportioned and extended semi detached family home in a sought after location within the catchment area of highly regarded primary and secondary schools and within easy reach of Navigation Road Metrolink station. The accommodation briefly comprises enclosed porch, entrance hall, front dining room and to the rear and extended sitting room with doors onto the rear gardens, fitted kitchen with adjacent utility room with integral garage off and access to the rear gardens, cloakroom/WC, four bedrooms plus large shower room/WC and family bathroom/WC. Extensive off road parking to the front within the driveway whilst to the rear is a patio seating area with lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6JY

DESCRIPTION

Occupying an enviable location within easy reach of Timperley village centre and ideally positioned within the catchment area of highly regarded primary and secondary schools including Wellington School and with Timperley and Navigation Road Metrolink station providing a commuter service into Manchester. Altrincham town centre is a little further distant.

The property has been extended over the years to provide superbly proportioned accommodation which is well presented throughout and needs to be seen to be appreciated. An enclosed porch leads onto a welcoming entrance hall which provides access onto the front dining room. Towards the rear of the property the sitting room is extended and has double doors leading onto the westerly facing gardens at the rear. Also towards the rear of the property is a fitted kitchen with an adjacent large utility room. Off the utility room there is access to the rear gardens and also the wide integral garage. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the property features three excellent double bedrooms plus fourth single which is serviced by a large shower room/WC and the family bathroom/WC.

Externally there is extensive off road parking within the block paved driveway and gated access then leads to the side and rear. Immediately to the rear is a patio seating area with lawns beyond with fence borders all enjoying a westerly aspect to enjoy the afternoon and evening sun.

An ideally positioned family home where viewing is essential to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door. Tiled floor.

ENTRANCE HALL

Hardwood glass panelled front door. Radiator. Natural wood flooring. Telephone point.

DINING ROOM

13'5" x 10'10" (4.09m x 3.30m)

PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Television aerial point. Radiator.

SITTING ROOM

21'2" x 10'10" (6.45m x 3.30m)

A superb reception room with a focal point of an electric fireplace with granite effect surround and hearth. PVCu double glazed double doors provide access onto the westerly facing gardens at the rear. Ceiling cornice. Laminate flooring. Radiator. Television aerial point.

KITCHEN

18'4" x 8'5" (5.59m x 2.57m)

With a range of grey high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring induction hob with stainless steel extractor hood. Space for fridge freezer and dishwasher. Radiator. Tiled splashback. PVCu double glazed windows to the side and rear. Television aerial point.

CLAOKROOM

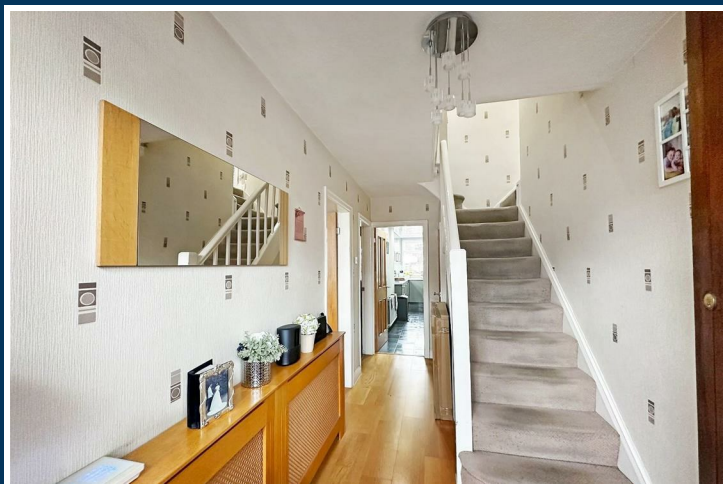
With WC. Extractor fan. Laminate flooring.

UTILITY

11'2" x 5'2" (3.40m x 1.57m)

With glass panelled door and window to the rear. Tiled floor. Wall mounted combination gas central heating boiler. Work surface incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Door to integral garage.

FIRT FLOOR



LANDING

BEDROOM 1

14'1" x 11'2" (4.29m x 3.40m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Loft access hatch. Television aerial point.

BEDROOM 2

13'5" x 11'7" (4.09m x 3.53m)

With PVCu double glazed bay window to the front. Fitted wardrobes and overhead cupboard plus dressing table and drawers. Radiator.

BEDROOM 3

11'11" x 11'11" (3.63m x 3.63m)

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

BEDROOM 4

6'11" x 6'1" (2.11m x 1.85m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator. Recessed low voltage lighting.

BATHROOM

8'4" x 6'0" (2.54m x 1.83m)

Fitted with a white suite with chrome fittings comprising jacuzzi bath with mixer shower, WC and wash hand basin. Chrome heated towel rail. Tiled walls. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

SHOWER ROOM

11'2" x 8'4" (3.40m x 2.54m)

A superbly proportioned shower room with large walk in shower enclosure, wash hand basin and WC. Radiator. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear. Fitted storage cupboard.

OUTSIDE

INTEGRAL GARAGE

17'10" x 11'7" (5.44m x 3.53m)

With double doors to the front. Light and power. Window to the side.

To the front of the property the block paved drive provides off road parking for several vehicles and there is gated access towards the rear. To the rear is a patio seating area with delightful lawns beyond with fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

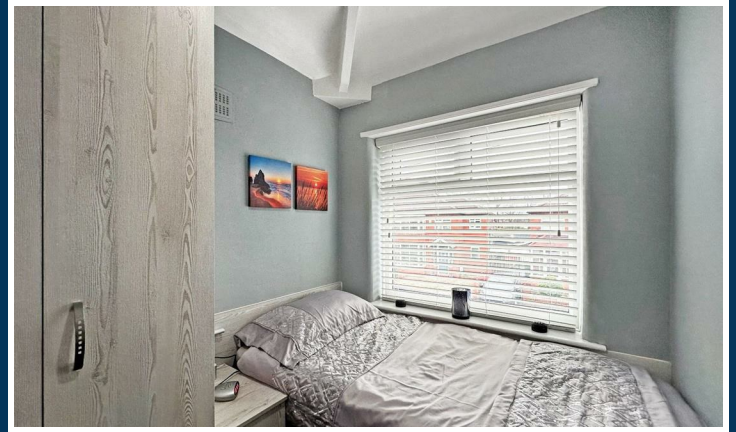
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TENURE

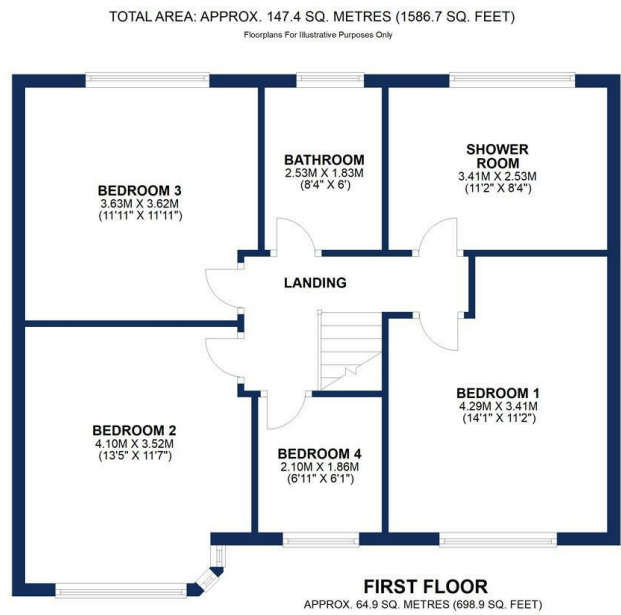
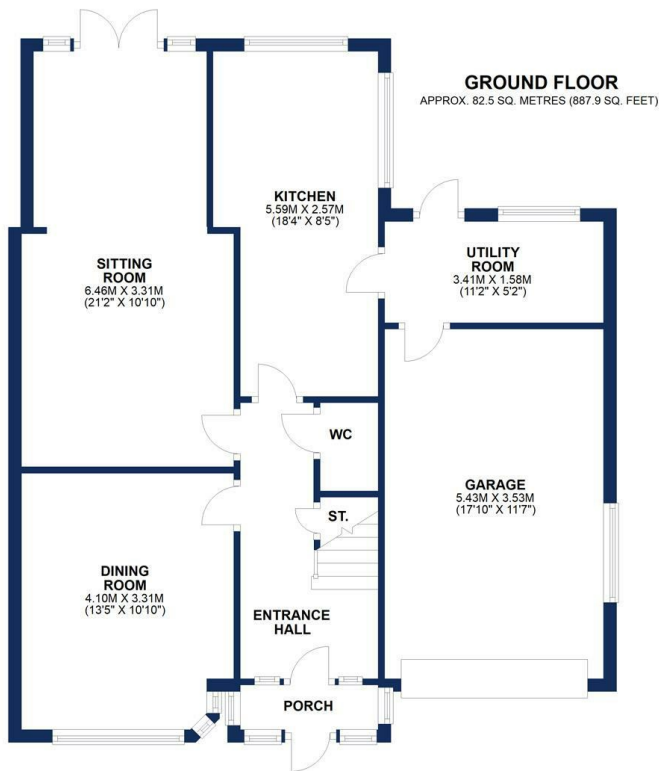
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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