



## 77 GROVE LANE | TIMPERLEY

OFFERS OVER £525,000

A deceptively spacious and beautifully presented semi detached family home in a sought after location within walking distance of Timperley village centre and with superb primary and secondary schools on the doorstep including The Willows and Wellington School. The accommodation briefly comprises entrance vestibule, separate living room leading onto a dining kitchen with central island and doors leading onto the superb side and rear gardens and also with access to the adjacent workshop/garage which has further potential to convert/extend subject to the relevant permissions being obtained. The ground floor accommodation is completed by the integral garage which is currently used as a home office. To the first floor there are **FOUR EXCELLENT DOUBLE BEDROOMS** and modern family bathroom/WC. Ample off road parking within the driveway plus access to the workshop/garage via a roller shutter door. The rear garden is mainly laid to lawn with patio seating areas enjoying a high degree of privacy. Viewing is essential to appreciate the proportions of the accommodation and the plot on offer.

POSTCODE: WA15 6PN

## DESCRIPTION

This semi detached family home offers deceptively spacious accommodation presented to a high standard and set in an ideal location within walking distance of Timperley village centre and with highly regarded primary and secondary schools on the doorstep including The Willows Primary School and Wellington School.

The accommodation is approached via a large entrance vestibule which leads onto the front living room whilst to the rear is an impressive dining kitchen complete with central island and with double doors leading onto a private garden. Off the kitchen there is also access to the adjacent workshop/garage. Off the entrance vestibule there is access to the integral garage which is currently used as a separate home office. To the first floor there are four excellent double bedrooms serviced by the family bathroom/WC fitted with a modern white suite with chrome fittings.

To the front of the property the driveway provides ample off road parking and access to the adjacent workshop/store via a roller shutter door, which has potential to covert and/or extend subject to the relevant permissions being obtained. There is then gated access to the side. To the rear and accessed via the dining kitchen the gardens are laid mainly to lawn with patio seating areas enjoying a high degree of privacy.

As previously mentioned the location is ideal being within walking distance of the village centre and highly regarded primary and secondary schools and with excellent transport links from Navigation Road Metrolink station and trains to Chester and Manchester from Timperley Metrolink station all within easy walking distance.

Viewing is essential to appreciate the proportions and presentation of the accommodation on offer and also the enviable corner plot.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL/PORCH

PVCu double glazed front door with matching opaque side screen. Laminate flooring. Radiator.

#### LIVING ROOM

14'2" x 12'2" (4.32m x 3.71m)

PVCu double glazed window to the front. Laminate flooring. Television aerial point. Telephone point. Radiator.

#### DINING KITCHEN

21'0" x 11'10" (6.40m x 3.61m)

Running the full width of the property and fitted with a comprehensive range of high gloss wall and base units with soft closing drawers and work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Space for fridge freezer. Integrated microwave and dishwasher. Central island with a stainless steel pop up power socket with USB Chargers. Breakfast bar with seating area and integrated wine fridge. Television aerial point. Laminate flooring. PVCu double glazed window overlooking the rear garden. PVCu double glazed single door and also double doors leading onto the attractive private rear gardens. Access to understairs storage cupboard and also the side workshop/garage. Radiator. Cupboard housing Baxi gas central heating boiler.

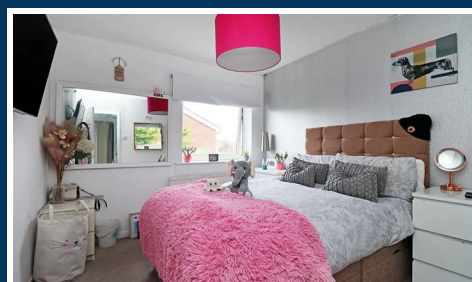
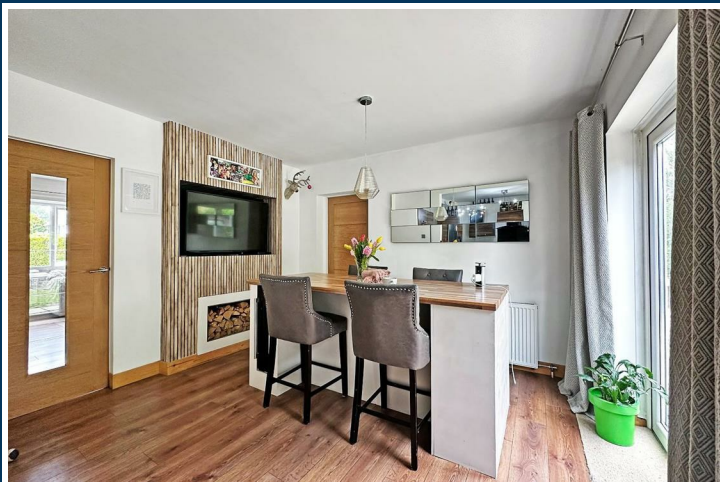
#### OFFICE

16'8" x 8'1" (5.08m x 2.46m)

With light and power. Telephone point.

#### FIRST FLOOR: LANDING

Loft access hatch. Airing cupboard.



## BEDROOM 1

11'4" x 9'10" (3.45m x 3.00m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 2

10'7" x 9'5" (3.23m x 2.87m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'10" x 9'5" (3.00m x 2.87m)

PVCu double glazed window to the front. Radiator.

## BEDROOM 4

11'2" x 7'11" (3.40m x 2.41m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

8'5" x 8'2" (2.57m x 2.49m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, tiled shower enclosure, vanity wash basin and WC. Two opaque PVCu double glazed windows to the side. Tiled walls and floor. Chrome heated towel rail. Extractor fan.

## OUTSIDE

To the front of the property the flagged driveway provides ample off road parking and there is gated access to the rear gardens and also access to the adjacent:

## WORKSHOP/GARAGE

23'5" x 15'11" (7.14m x 4.85m)

With roller shutter doors to the front and rear. Light and power and water feed. Further potential to convert/extend subject to the relevant permissions being obtained.

To the rear the gardens incorporate flagged patio seating areas with delightful lawns beyond all enjoying a high degree of privacy

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX:

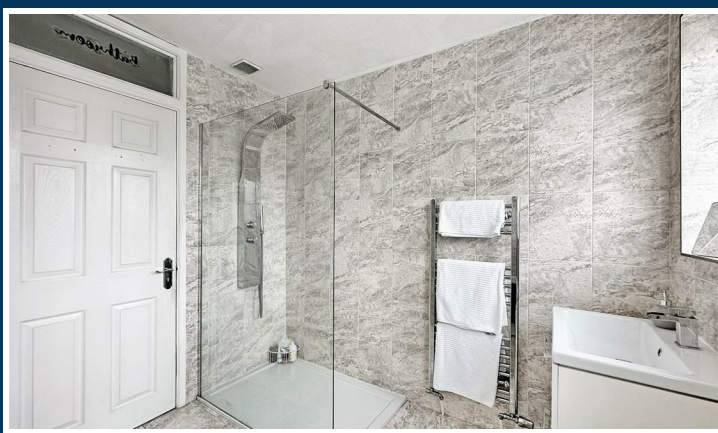
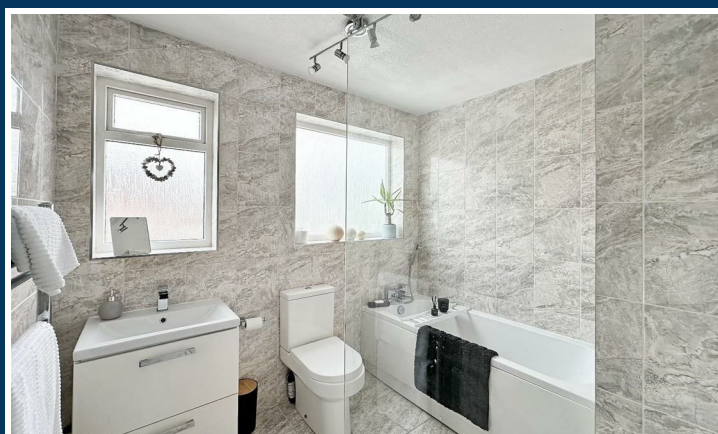
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## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1977 and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

## NOTE

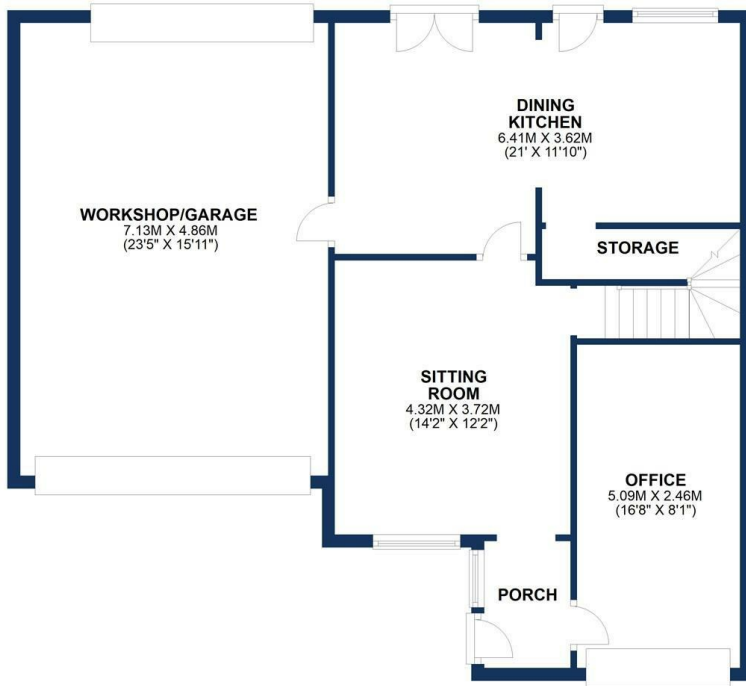
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 95.3 SQ. METRES (1025.4 SQ. FEET)



### FIRST FLOOR

APPROX. 51.5 SQ. METRES (553.9 SQ. FEET)



TOTAL AREA: APPROX. 146.7 SQ. METRES (1579.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



#### HALE BARN S

292 HALE ROAD, HALE BARN S  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM