



## 57 THORLEY LANE | TIMPERLEY

OFFERS OVER £825,000

An exceptional detached family home in an ideal location within walking distance of Timperley village which must be seen to be appreciated. The accommodation briefly comprises recessed porch, welcoming entrance hall, front dining room plus sitting room to the rear with doors leading onto the rear gardens, breakfast kitchen with adjacent utility room and cloakroom/WC, cloaks area off the entrance hall leading onto a versatile study/playroom/living room. To the first floor the principal suite benefits from a dressing room and en-suite shower room/WC and there are four further double bedrooms serviced by the family bathroom/WC. Externally there is ample off road parking within the driveway for several vehicles and access to the garage. To the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is essential to appreciate the proportions of the accommodation on offer and also the plot.



POSTCODE: WA15 7BA

## DESCRIPTION

Thorley Lane is an ideal location containing a variety of traditional detached and semi detached houses plus bungalows within walking distance of Timperley village centre. The property has been carefully re-planned and extended over the years to create exceptional living space occupying an enviable plot.

The double fronted accommodation features a dining room to one side whilst to the other is a versatile room currently used as an office but could be a further living room or playroom. Towards the rear is an impressive sitting room with bay window to the rear housing double doors leading onto the attractive rear gardens. Also towards the rear is a dining kitchen with Siematic units and with an adjacent separate utility room with access to the side and also the cloakroom/WC.

To the first floor there is an impressive principal suite with dressing room and shower room/WC and with access to a small roof terrace. The accommodation is completed by four further double bedrooms serviced by the family bathroom/WC.

Externally the double gates lead onto the driveway providing off road parking for several vehicles and access to the attached garage. There is an EV charger and gated access to the rear. Immediately to the rear is a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders.

The location is ideal being within walking distance of Timperley village centre and also lies in the catchment area of highly regarded primary and secondary schools.

An appointment to view is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Tiled floor.

#### ENTRANCE HALL

10'8" x 9'2" (3.25m x 2.79m)

With hardwood glass panelled front door. Radiator. Ceiling cornice. Cloaks area with telephone point and opaque leaded effect double glazed window to the front. Access to:

#### STUDY/PLAYROOM/LIVING ROOM

15'11" x 9'10" (4.85m x 3.00m)

With leaded effect PVCu double glazed window to the front. Opaque double glazed window to the side. Radiator. Picture rail. Wall mounted combination gas central heating boiler.

#### DINING ROOM

15'1" x 12'2" (4.60m x 3.71m)

With leaded effect PVCu double glazed bay window to the front. Focal point of a living flame gas fire with coal effect insert and hearth. Picture rail. Ceiling cornice. Radiator.

#### SITTING ROOM

20'7" x 12'2" (6.27m x 3.71m)

With PVCu double glazed double doors set within a bay with access onto the rear gardens. Raised living flame gas fire with marble effect surround. Ceiling cornice. Radiator. Television aerial point.

#### BREAKFAST KITCHEN

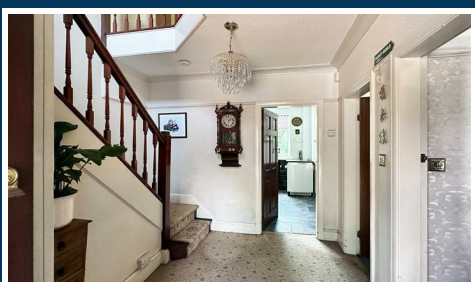
19'6" x 9'3" (5.94m x 2.82m)

Fitted with a range of white Siematic units with contrasting work surfaces over incorporating sink unit with drainer and breakfast bar. Space for Range oven. Stainless steel extractor hood. Space for fridge freezer. Integrated dishwasher. Tiled splashback. Recessed low voltage lighting. Two PVCu double glazed windows overlooking the rear garden. Radiator. Glass panelled door to:

#### UTILITY

10'2" x 10'5" (3.10m x 3.18m)

With plumbing for washing machine and space for dryer. Space for fridge freezer. Tiled floor. Door to the side and access to:





## WC

With WC and wash hand basin. Opaque window to the side. Tiled walls.

## FIRST FLOOR

### LANDING

14'4" x 9'2" (4.37m x 2.79m)

With opaque leaded effect PVCu double glazed window to the front. Radiator. Picture rail. Loft access hatch with pull down ladder to boarded loft space.

### BEDROOM 1

15'2" x 11'9" (4.62m x 3.58m)

With sliding doors leading onto a roof terrace with balcony. Ceiling cornice. Radiator.

### DRESSING ROOM

6'6" x 5'9" (1.98m x 1.75m)

Providing a walk in wardrobe with recessed low voltage lighting.

### EN-SUITE

6'4" x 5'9" (1.93m x 1.75m)

With a suite comprising tiled shower enclosure, vanity wash basin and WC. Radiator. Opaque PVCu double glazed window to the rear. Ceiling cornice. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2

12'5" x 12'2" (3.78m x 3.71m)

With leaded effect PVCu double glazed bay window to the front. Picture rail. Radiator.

### BEDROOM 3

12'2" x 10'2" (3.71m x 3.10m)

With PVCu double glazed window to the rear. Radiator.

### BEDROOM 4

10'8" x 9'10" (3.25m x 3.00m)

With leaded effect PVCu double glazed window to the front. Radiator. Picture rail.

### BEDROOM 5

9'11" x 9'5" (3.02m x 2.87m)

PVCu double glazed window to the rear. Radiator. Picture rail.

## BATHROOM

9'6" x 9'2" (2.90m x 2.79m)

Fitted with a suite comprising jacuzzi bath, tiled shower cubicle with power shower, vanity wash basin and WC. Two opaque PVCu double glazed windows to the rear. Tiled walls and floor. Heated towel rail. Airing cupboard.

## OUTSIDE

### GARAGE

27'8" x 11'11" (8.43m x 3.63m)

With remote up and over door to the front. Light and power. Door to the rear.

To the front of the property double gates lead onto the driveway providing off road parking for several vehicles and there is gated access to the rear. Towards the front of the property there is also the added benefit of an electric vehicle charger.

To the rear is a patio seating area with delightful lawns beyond with well stocked flowerbeds and fence borders. External water feed to the side.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

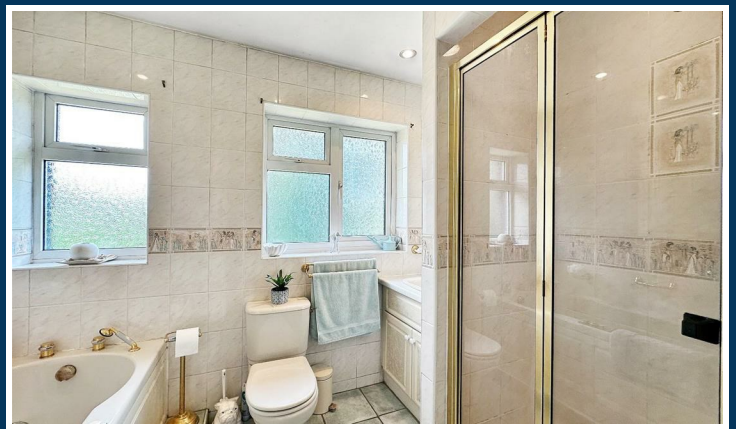
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## TENURE

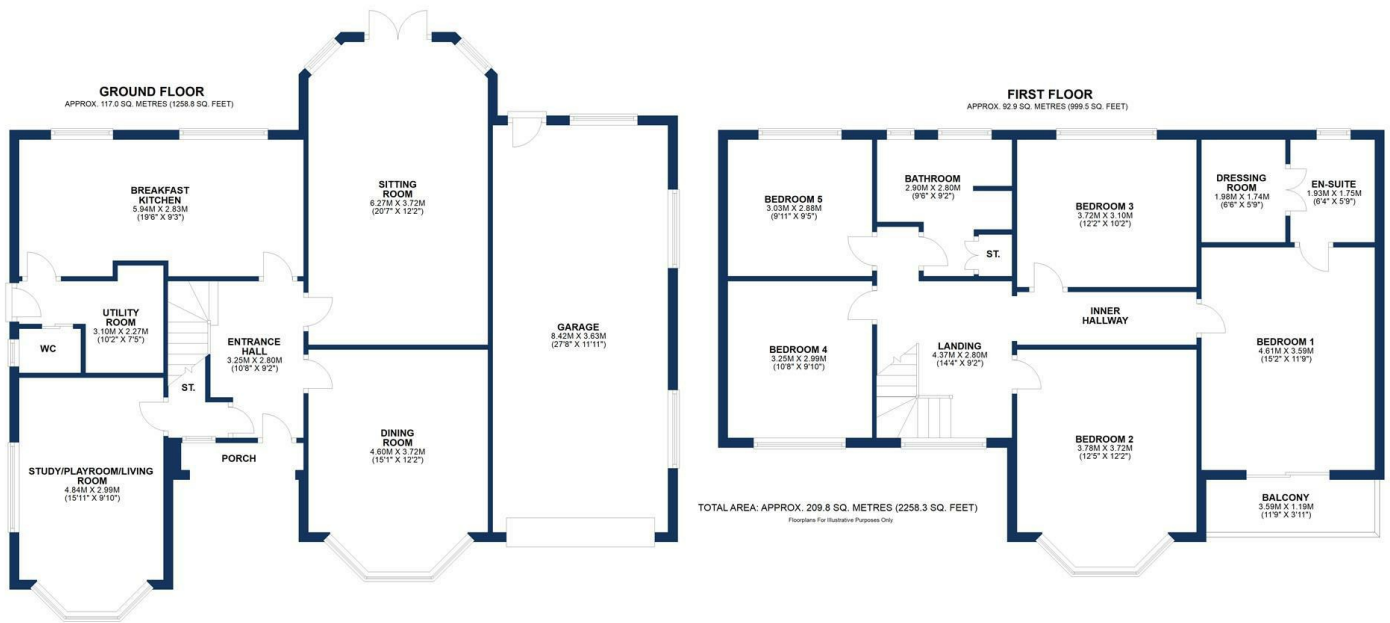
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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