



80 BLOOMSBURY LANE | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A deceptively spacious attractive end of terrace cottage in an ideal location within walking distance of Timperley village centre and also The Willows School and Wellington School. The well proportioned accommodation is well maintained but represents an exciting opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained.

The accommodation briefly comprises enclosed porch, front sitting room with period style fireplace, separate dining room with access onto the conservatory which in turn leads onto the south facing rear gardens, fitted kitchen with adjacent rear entrance vestibule leading to the separate utility room and cloakroom/WC. An inner hallway leads to the first floor where there are two double bedrooms serviced by the bathroom/WC. Ample off road parking within the driveway with adjacent lawned gardens and gated access to the rear. To the rear is a patio seating area with superb lawns beyond with a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the character, charm and potential.

POSTCODE: WA15 6NT

DESCRIPTION

Viewing is imperative to be able to appreciate the character and charm of this end terraced cottage ideally located within walking distance of Timperley village centre and within easy reach of The Willows Primary School and Wellington School.

The accommodation is superbly proportioned throughout and features a front living room with an inner hallway leading onto a separate dining room towards the rear. Off the dining room there is access to the conservatory which in turn has doors leading onto the south facing rear gardens. Also towards the rear of the property is a fitted kitchen with adjacent rear entrance vestibule providing access onto a separate utility room and cloakroom/WC and also the side courtyard.

To the first floor there are two excellent double bedrooms, the main having a focal point of a period style cast iron fireplace. The bedrooms are serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing throughout.

To the front of the property double gates lead onto the driveway providing off road parking and benefitting from extensive lawned gardens with mature hedge borders. There is then gated access towards the rear.

To the rear is patio seating area with delightful lawns beyond all with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door and window to the side. Tiled floor.

SITTING ROOM

15'0 x 10'11 (4.57m x 3.33m)

With leaded effect PVCu double glazed windows to the front and side. Period style fireplace with decorative tiled insert and tiled hearth. Ceiling cornice. Television aerial point. Radiator.

DINING ROOM

13'9 x 12'2 (4.19m x 3.71m)

With tiled floor. Telephone point. Picture rail. Two radiators. Double glass panelled doors to:

CONSERVATORY

11'0 x 7'5 (3.35m x 2.26m)

PVCu double glazed door provides access to the southerly facing rear gardens. Tiled floor. Radiator.

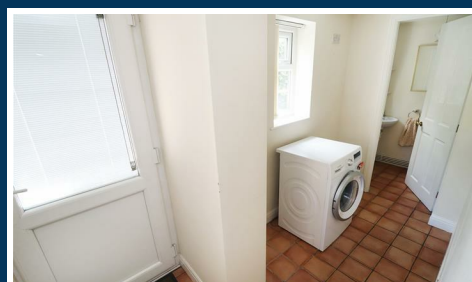
KITCHEN

14'7 x 6'11 (4.45m x 2.11m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a sink unit with drainer. Integrated double oven/grill plus four ring gas hob with extractor hood over. Space for dishwasher, fridge and freezer. Radiator. Breakfast bar. Tiled floor. PVCu double glazed window to the side. Access to understairs storage cupboard and leaded and stained glass panelled door to:

REAR ENTRANCE VESTIBULE

PVCu double glazed door provides access to the side. Window to the front. Tiled floor. Opening to:



UTILITY ROOM

10'5 x 4'6 (3.18m x 1.37m)

With plumbing for washing machine. Space for dryer. Tiled floor. Leaded effect PVCu double glazed window to the side. Extractor fan.

CLOAKROOM

With WC and wash hand basin. Radiator. Opaque leaded effect PVCu double glazed window to the side.

INNER HALLWAY

With leaded effect PVCu double glazed window to the side. Stairs to first floor.

FIRST FLOOR

LANDING

With leaded effect PVCu double glazed window to the side. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 1

15'0 x 10'10 (4.57m x 3.30m)

With a focal point of a cast iron fireplace with tiled hearth. Leaded effect PVCu double glazed window to the front. Two radiators. Ceiling cornice. Television aerial point.

BEDROOM 2

13'10 x 9'6 (4.22m x 2.90m)

Leaded effect PVCu double glazed window to the rear. Fitted wardrobes. Ceiling cornice. Radiator.

BATHROOM

7'1 x 6'11 (2.16m x 2.11m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle, vanity wash basin and WC with adjacent storage. Opaque leaded effect PVCu double glazed window to the rear. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property double gates provide access onto the driveway providing ample off road parking and benefitting from adjacent lawned gardens with well stocked flowerbeds and mature hedge borders.

To the rear is a patio seating area with delightful lawned gardens beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

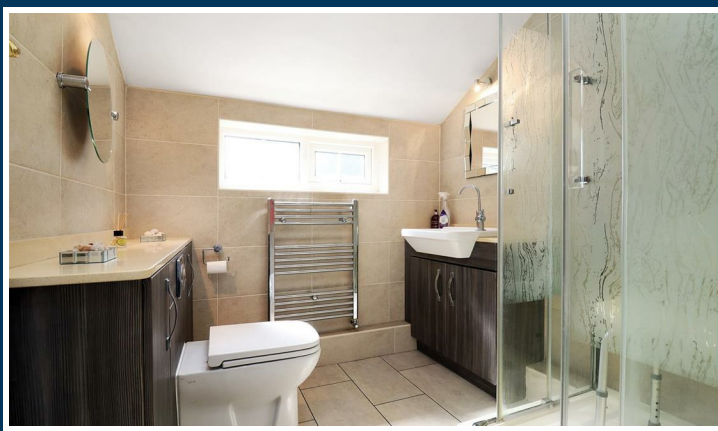
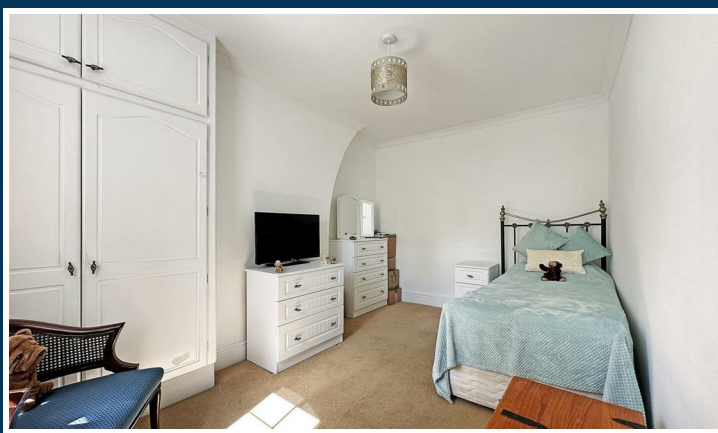
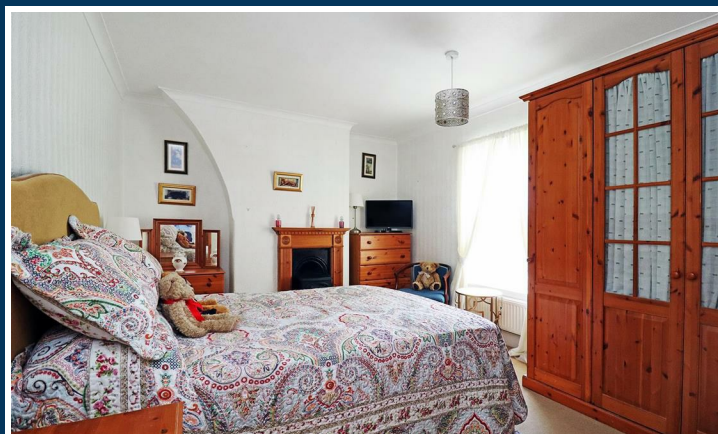
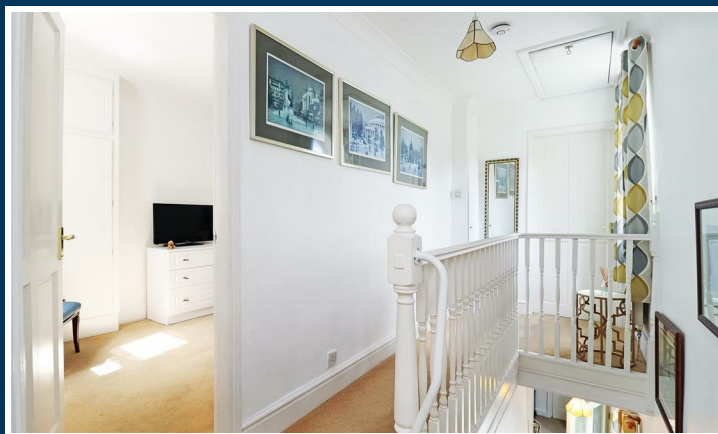
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TENURE

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

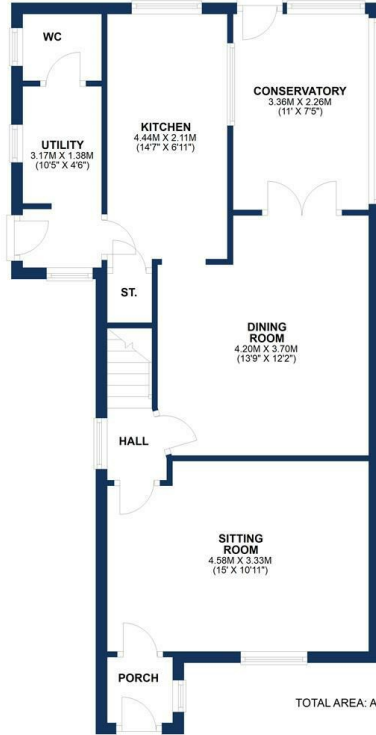
NOTE

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. 59.2 SQ. METRES (636.7 SQ. FEET)



FIRST FLOOR
APPROX. 39.7 SQ. METRES (426.9 SQ. FEET)



TOTAL AREA: APPROX. 98.8 SQ. METRES (1063.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



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