

31 DALE GROVE | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A traditional semi detached family home in an ideal location close to local shops and within the catchment area of highly regarded primary and secondary schools and in particular within walking distance of Wellington School. The accommodation is well presented throughout and briefly comprises canopy porch, entrance hall, front sitting room opening onto the dining room with access onto a covered patio seating area with south facing lawns beyond, kitchen with access to the garden, three bedrooms and modern family bathroom/WC. Externally there is off road parking within the driveway and adjacent lawned garden whilst to the rear is a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also an additional room attached to the property accessed via the rear with bi folding doors currently used as a music room but ideally used as a home office. Viewing is highly recommended.

POSTCODE: WA15 6JY

DESCRIPTION

The location is ideal, with Navigation Road Metrolink station providing a commuter service into Manchester being only a short walk away. There are local shops at the bottom of Deansgate Lane and Moss Lane, while the more comprehensive shopping centres of Altrincham and Timperley village are within easy reach. The property lies in the catchment area of highly regarded primary and secondary schools and is within walking distance of Wellington School.

This fine semi detached family home is well presented throughout. A welcoming entrance hall with stripped pine floor provides access to both the front sitting room with a focal point of a solid fuel burner and opens to the dining room at the rear. From the dining room double doors provide access to a glass-roofed veranda with the delightful south facing garden beyond. The kitchen also has access to the rear garden and the music room/home office which is accessed via bifold doors. To the first floor there are three bedrooms, two of which are doubles and benefit from period style fireplaces and all serviced by the family bathroom/WC fitted with a modern white suite.

The property has off road parking at the front.

An appointment to view is highly recommended

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Lead effect glass panelled composite front door. Stripped pine floor. Picture rail. Spindle balustrade staircase to first floor. Radiator. Telephone point. Under stairs storage cupboard.

SITTING ROOM

13'2 x 10'10 (4.01m x 3.30m)

With a focal point of a solid fuel burner set upon a flagged hearth and with an exposed brick recess and timber mantle. PVCu double glazed bay window to the front. Stripped pine floor. Picture rail. Television aerial point. Opening to:

DINING ROOM

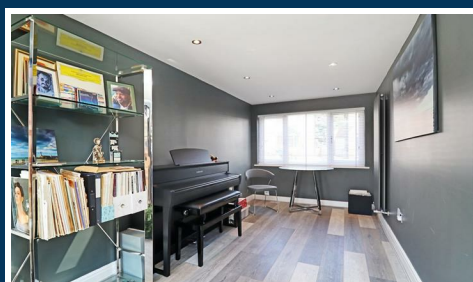
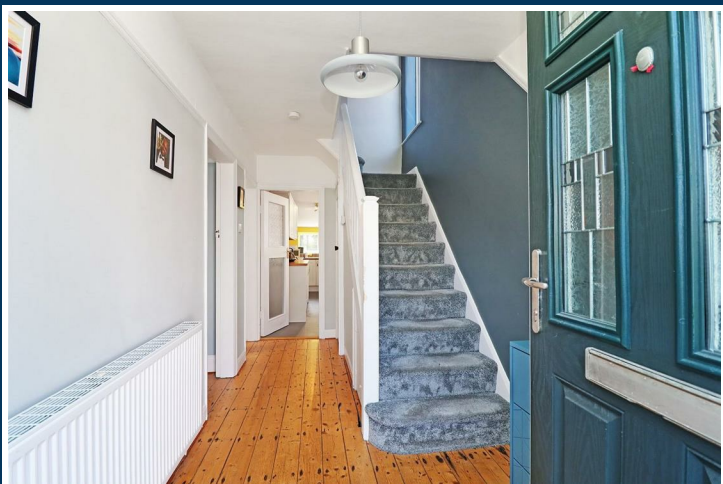
11'10 x 10'10 (3.61m x 3.30m)

Also accessed via the entrance hall and with PVCu double glazed double doors to the glass-roofed veranda and al fresco dining area. Stripped pine floor. Picture rail. Radiator.

KITCHEN

17'10 x 6'11 (5.44m x 2.11m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink and drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Integrated fridge and freezer. Plumbing for washing machine. Wall mounted Worcester Combination gas central heating boiler installed in May 2023. Tiled splashbacks. Radiator. PVCu double glazed windows to the side and rear. Glass panelled PVCu double glazed door provides access to the side.



MUSIC ROOM/HOME OFFICE

16'2 x 7'8 (4.93m x 2.34m)

Accessed via double glazed bifold doors. Light and power. PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Laminate flooring.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch with pull down ladder.

BEDROOM 1

13'3 x 10'10 (4.04m x 3.30m)

With a focal point of a period style fireplace with tiled hearth. PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 2

11'3 x 11'2 (3.43m x 3.40m)

With a focal point of a period style fireplace. Fitted wardrobe. PVCu double glazed window overlooking the rear garden. Picture rail. Radiator.

BEDROOM 3

6'11 x 6'3 (2.11m x 1.91m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'11 x 6'1 (2.41m x 1.85m)

Fitted with white suite with chrome fittings comprising panelled bath with shower over. Vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Part tiled walls. Extractor fan. Tiled floor.

OUTSIDE

To the front of the property the flagged drive provides off road parking with adjacent lawned garden and mature hedge and fence borders. To the rear and accessed via the dining room is a glass-roofed veranda with delightful garden beyond with a southerly aspect. There is an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

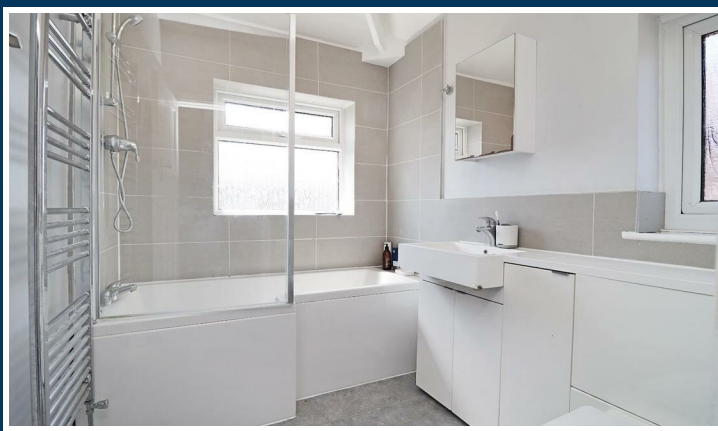
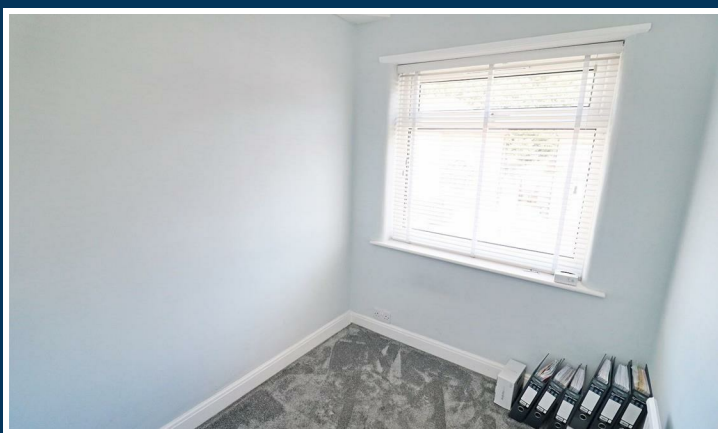
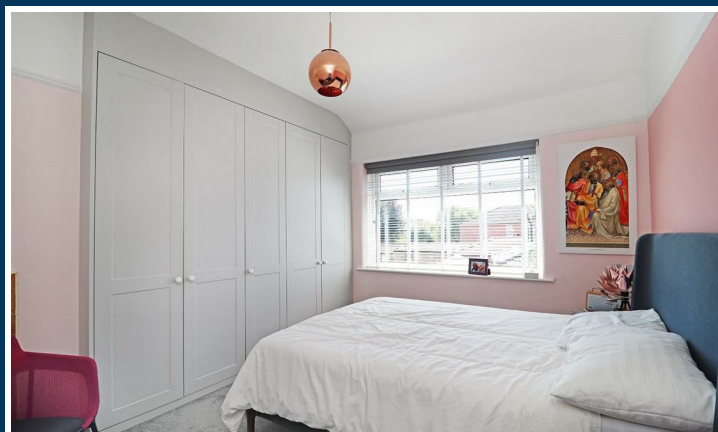
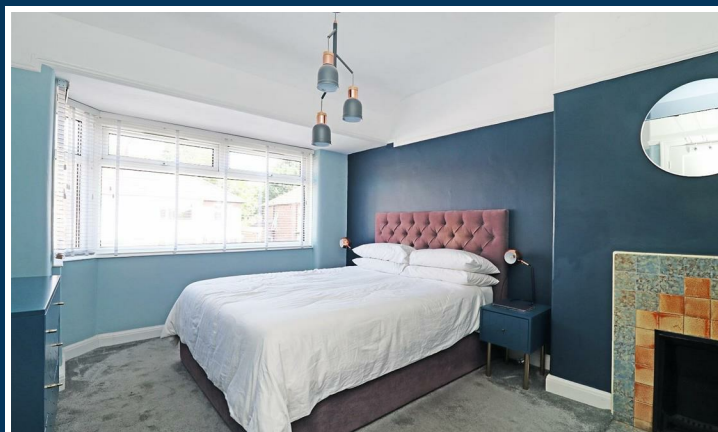
Band C

TENURE

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

NOTE

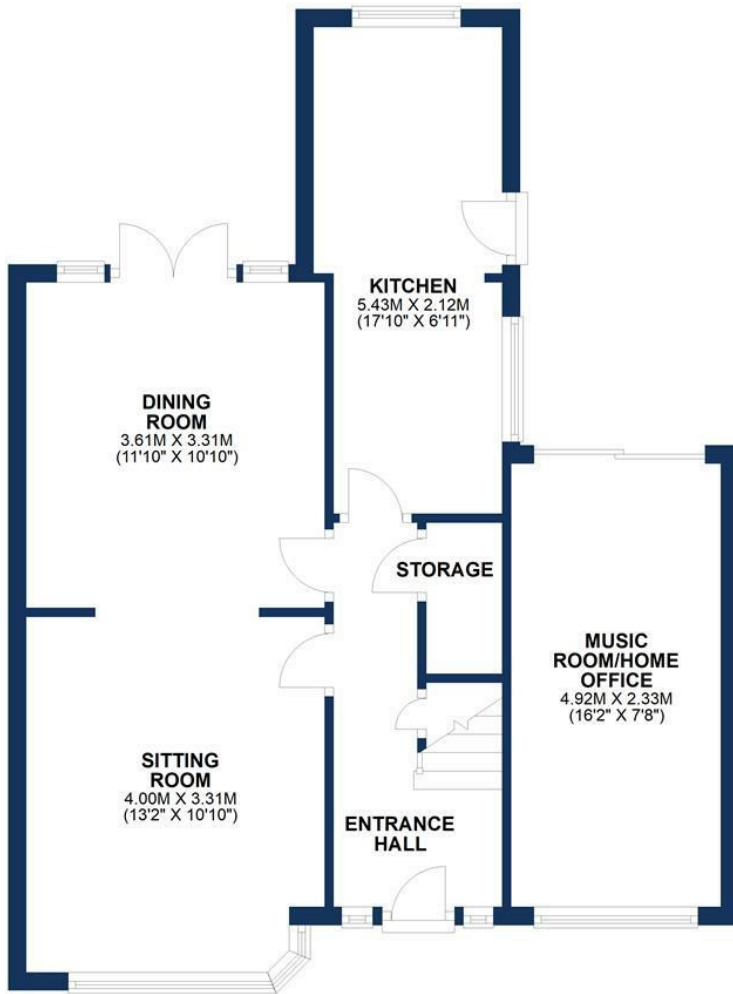
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 56.6 SQ. METRES (608.7 SQ. FEET)



FIRST FLOOR

APPROX. 38.2 SQ. METRES (410.8 SQ. FEET)



TOTAL AREA: APPROX. 94.7 SQ. METRES (1019.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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