



6 LESLIE GROVE | TIMPERLEY

£650,000

An immaculate semi detached family home which has been extended and modernised in recent years to provide superbly proportioned living space presented to an exceptional standard. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room to one side and home office to the other, impressive open plan full width living dining kitchen complete with central island and with doors to the rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by an impressive family bathroom/WC fitted with a contemporary suite with Grohe fittings. Externally there is off road parking to the front with gated access then to the side. To the rear is a patio seating area with adjacent garden laid with artificial grass and there is access to a detached building providing superb storage space with adjacent open storage space also. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6LY

DESCRIPTION

It really is imperative to appreciate the standard of accommodation on offer within this extended family home in an ideal cul de sac location close to the village centre.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall with large cloaks cupboard and home office to one side and separate sitting room complete with log burner to the other. Towards the rear is an impressive open plan living dining kitchen complete with central island and a range of integrated appliances and with doors leading onto the gardens. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor there are three excellent bedrooms the master with fitted wardrobes. The family bathroom is beautifully appointed with a contemporary suite with Grohe fittings and with separate shower area and attractive lighting.

To the front of the property the driveway provides off road parking and there is secure gated access to the side. To the rear the patio seating area leads onto gardens laid with artificial grass and with well stocked flowerbeds and enjoying a high degree of privacy. There is a detached outbuilding providing secure storage space and with an adjacent gated open storage space.

The property also benefits from 8 solar panels (3.6kw) with a 5kwh battery.

The location is ideal being within walking distance of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools and in particular within walking distance of The Willows Primary School and Wellington School.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled composite front door. Natural wood flooring. Recessed low voltage lighting. Power point. Electric heater. Underfloor heating.

ENTRANCE HALL

With glass panelled composite front door. Natural wood flooring. Recessed low voltage lighting. Stairs to first floor. Large under stairs storage cupboard. Underfloor heating.

SITTING ROOM

12'1" x 11'1" (3.68m x 3.38m)

With a focal point of a cast iron solid fuel burner set upon a tiled hearth and with timber mantle. PVCu double glazed window to the front. Natural wood flooring. Television/telephone point. Air conditioning unit. Underfloor heating.

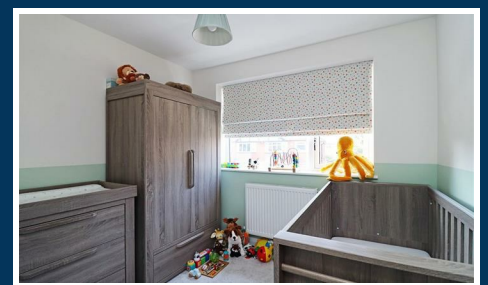
LIVING DINING KITCHEN

22'11" x 20'11" (6.99m x 6.38m)

A superb open plan space with ample room for living and dining suites and with a kitchen fitted with a comprehensive range of high gloss units complete with central island and with doors leading onto the attractive rear gardens. Integrated appliances include double oven/grill plus four ring gas hob with extractor hood over. Space for American style fridge freezer. Integrated washing machine. Central island with breakfast bar and wine fridge. Television aerial point. Underfloor heating. Air conditioning units. PVCu double glazed window to the rear and bi folding doors provide access to the rear gardens. Three velux windows to the rear. Recessed low voltage lighting.

WC

With a white suite with chrome fittings comprising WC and vanity wash basin. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Natural wood flooring. Underfloor heating. Extractor fan.



FIRST FLOOR: LANDING

Opaque PVCu double glazed windows to the front and side. Loft access hatch with pull down ladder to boarded loft space with light and power and also housing the combination gas central heating boiler and water system.

BEDROOM 1

12'5" x 11'0" (3.78m x 3.35m)

PVCu double glazed window to the rear. Fitted wardrobes and drawers. Radiator. Air conditioning unit.

BEDROOM 2

11'1" x 10'3" (3.38m x 3.12m)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

8'7" x 8'4" (2.62m x 2.54m)

A superb third bedroom with PVCu double glazed window to the front. Radiator.

BATHROOM

11'2" x 9'0" (3.40m x 2.74m)

A beautifully appointed bathroom fitted with a white suite with chrome fittings comprising bath plus separate shower enclosure both with Grohe fittings, wash hand basin and WC. Heated towel rail. Underfloor heating. Part tiled walls and floor. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear.

OUTSIDE

Externally to the front of the property the driveway provides off road parking and there is secure gated access to the rear. Immediately to the rear and accessed via the open plan space is a patio seating area with gardens beyond laid with artificial grass with well stocked flowerbeds and enjoying a high degree of privacy.

There is an external detached secure storage room with adjacent gated open storage space. There are also external water and power points.

The property also features 8 solar panels (3.6kw) with a 5kwh battery.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

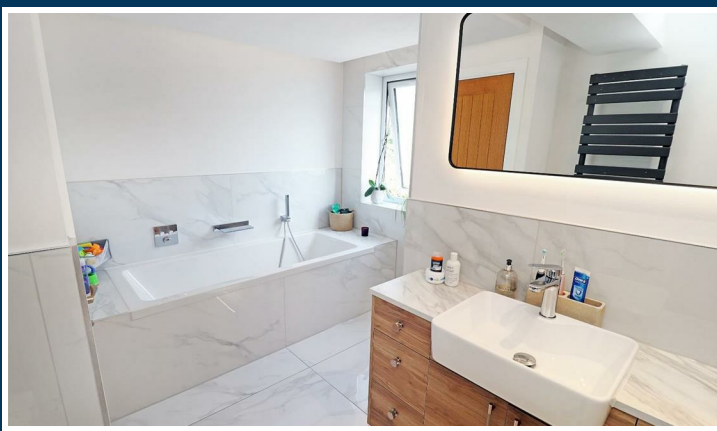
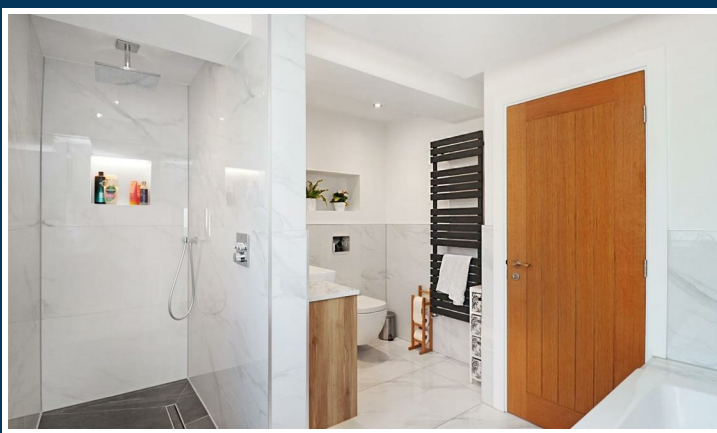
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TENURE

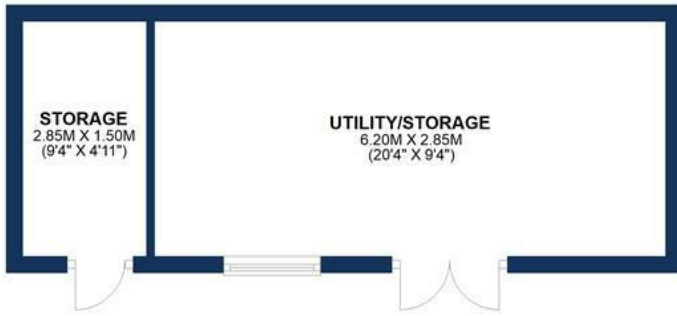
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/03/1964 and subject to a Ground Rent of approximately £12.00 per annum. This should be verified by your Solicitor.

NOTE

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

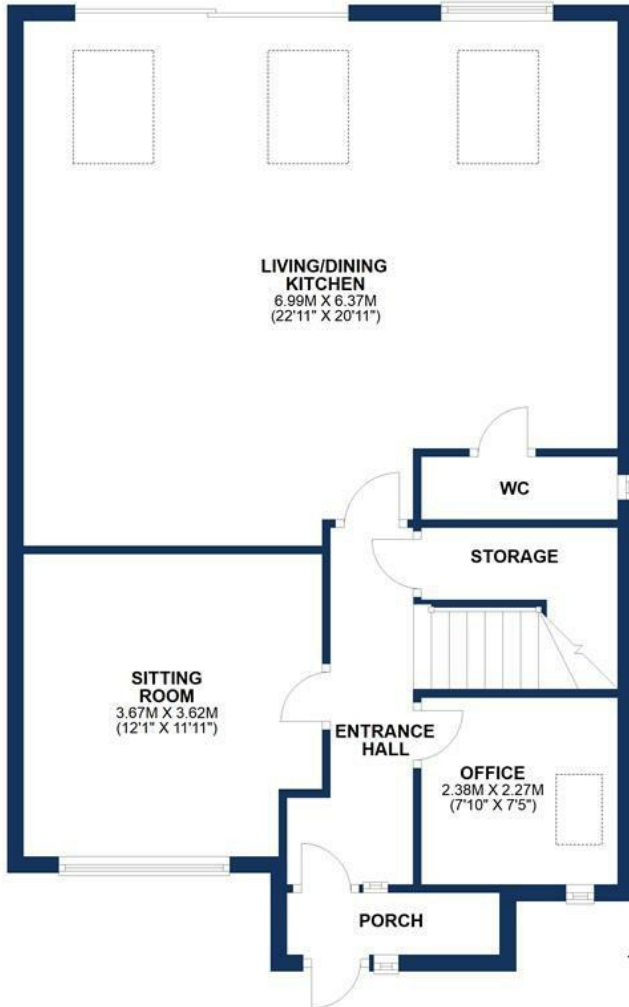


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GROUND FLOOR

APPROX. 98.9 SQ. METRES (1064.2 SQ. FEET)



FIRST FLOOR

APPROX. 46.4 SQ. METRES (499.4 SQ. FEET)



TOTAL AREA: APPROX. 145.3 SQ. METRES (1563.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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