



## 84 GROVE LANE | TIMPERLEY

OFFERS OVER £700,000

\*\*\*NO ONWARD CHAIN\*\*\* This extended semi detached family home is beautifully presented and ideally located within easy reach of Timperley village centre and within walking distance of The Willows Primary School and Wellington School. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen complete with central island and with doors leading onto the south facing rear gardens. The ground floor accommodation is completed by separate utility room and a cloakroom/WC. To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further double bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond and benefit from a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6PL

## DESCRIPTION

This semi detached family home is beautifully presented throughout and viewing is essential to appreciate the standard of accommodation on offer.

Upon entering the property the welcoming entrance hall provides access onto the separate front sitting room with fitted storage and shelving and also off the hallway is access to the cloakroom/WC. Towards the rear of the property the extension has provided an impressive open plan living dining kitchen with a range of modern units and with central island providing a breakfast bar and with bi-folding dooring leading onto the south facing rear gardens. The ground floor accommodation is completed by the separate utility room.

At first floor level the principal bedroom benefits from an ensuite shower room/WC and there are three further well proportioned bedrooms serviced by the family bathroom/WC.

To the front of the property the tarmac drive provides off road parking and has adjacent lawned garden with gated access to the side. Towards the side and rear is a large patio seating area with delightful lawns beyond with fence borders all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being within easy reach of Timperley village centre and within walking distance of the highly regarded Willows Primary School and Wellington School.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Radiator. Spindle balustrade staircase to first floor. Laminate flooring. Recessed low voltage lighting. Under stairs storage cupboard.

#### SITTING ROOM

11'9" x 11'1" (3.58m x 3.38m)

With PVCu double glazed bay window to the front. Fitted storage and shelving. Television/data point. Telephone point. Ceiling cornice. Radiator.

#### OPEN PLAN LIVING DINING KITCHEN

23'4" x 21'8" (7.11m x 6.60m)

Fitted with a comprehensive range of wall and base units with granite style work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for Range oven. Stainless steel extractor hood. Integrated fridge freezer, dishwasher and wine fridge. Central island provides further storage and breakfast bar. Ample space for living and dining suites. Laminate flooring. PVCu double glazed window and velux window to the rear. PVCu double glazed bi-folding doors provide access to the southerly facing rear gardens. A raised living flame gas fire. Television/data point. Two radiators.

#### UTILITY

8'7" x 8'5" (2.62m x 2.57m)

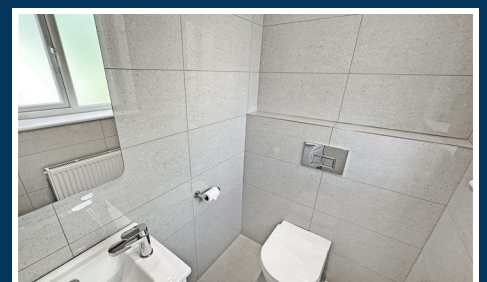
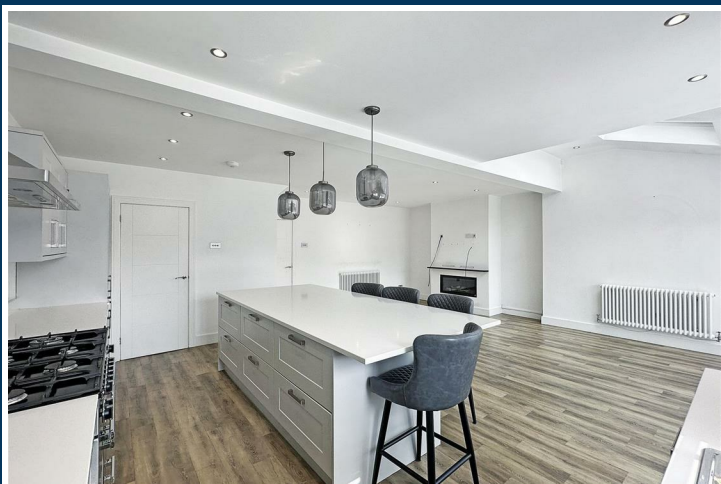
With wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Radiator. Laminate flooring. PVCu double glazed door to the side. Recessed low voltage lighting. Extractor fan.

#### CLOAKROOM

5'9" x 3'9" (1.75m x 1.14m)

With WC and vanity wash basin. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Radiator. Opaque PVCu double glazed window to the front.

### FIRST FLOOR



## LANDING

Recessed low voltage lighting. Loft access hatch.

## BEDROOM 1

12'9" x 12'9" (3.89m x 3.89m)

With PVCu double glazed window overlooking the south facing rear gardens. Radiator. Television aerial point. Recessed low voltage lighting.

## EN-SUITE

7'7" x 4'7" (2.31m x 1.40m)

With tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

## BEDROOM 2

14'1" x 10'3" (4.29m x 3.12m)

With PVCu double glazed bay window to the front. Radiator.

## BEDROOM 3

10'3" x 10'2" (3.12m x 3.10m)

With PVCu double glazed window to the rear. Radiator. Loft access hatch with pull down ladder to boarded loft space.

## BEDROOM 4

12'9" x 7'11" (3.89m x 2.41m)

Two PVCu double glazed windows to the front. Radiator. Fitted storage and shelving.

## BATHROOM

10'9" x 9'4" (3.28m x 2.84m)

With a white suite with contrasting matt black fittings comprising panelled bath, tiled shower enclosure, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned garden. There is gated access to the side.

To the side and rear is a large patio seating area with delightful lawned gardens beyond with fence borders and all benefitting from a southerly aspect to enjoy the sun all day. There are external water and power points.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

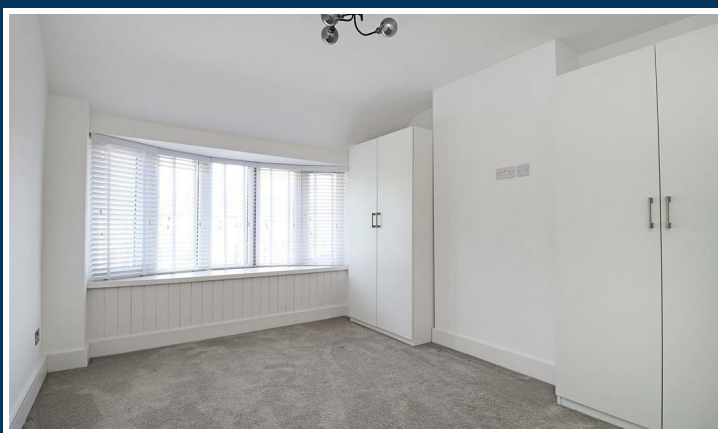
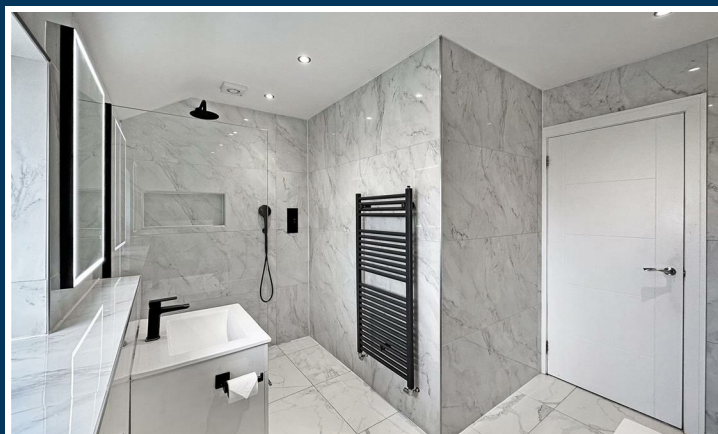
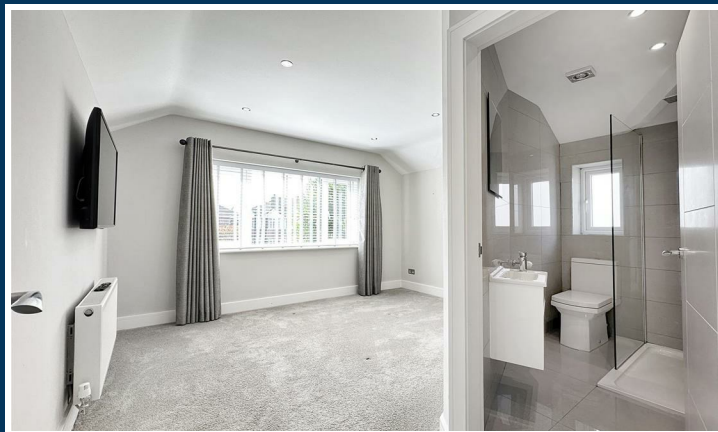
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## TENURE

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

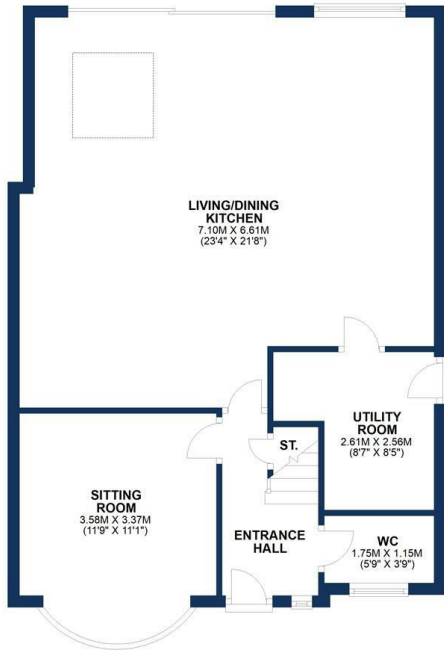
## NOTE

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. 69.5 SQ. METRES (747.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 60.8 SQ. METRES (654.7 SQ. FEET)



TOTAL AREA: APPROX. 130.3 SQ. METRES (1402.6 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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