



31 CLAY LANE | TIMPERLEY

OFFERS IN THE REGION OF £700,000

An extended and replanned Victorian semi detached family house positioned adjacent to open countryside and set within exceptional grounds. The superbly proportioned accommodation briefly comprises entrance hall, sitting room, dining room, living room, conservatory, kitchen, ground floor shower room/WC, lower ground floor office/family room and utility room, four bedrooms and bathroom/WC. Gas fired central heating, photovoltaic panels and double glazing. Driveway providing off road parking and detached garage. Lawned gardens to the side and rear with raised decked seating area and paved terrace. Ideal location approximately half a mile from Timperley village.

POSTCODE: WA15 7AF

DESCRIPTION

This early Victorian semi detached family house was constructed circa 1850 and occupies an enviable plot with extensive surrounding gardens which include a raised decked seating area and paved terrace which is ideal for entertaining during the summer months. In addition, it is hard to imagine whilst being situated within this semi rural location that the village of Timperley is a little over a ½ mile distant with its range of individual shops, convenience stores and restaurants. The position is ideal for the surrounding network of motorways, Manchester International Airport and lies within the catchment area of highly regarded primary and secondary schools.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings and decorative ceiling mouldings complemented by modern fittings. Positioned to the front is a formal sitting room with the focal point of a period style fireplace surround whilst to the rear there is a dining room with attractive revealed brick fireplace and glazed door to the al fresco entertaining space. The kitchen is fitted with light wood units alongside a range of integrated appliances and also provides space for a breakfast table and chairs. Forming part of the extension the spacious living room is approximately 23' in length and benefits from a triple aspect creating a natural light interior. The adjacent conservatory overlooks the mature grounds and the ground floor is completed by a shower room/WC.

The lower ground floor comprises superb utility room with access to the rear and, importantly, an additional reception room which may be used for a variety of purposes. Furthermore, there are areas which may be utilised for storage.

At first floor level the excellent primary bedroom benefits from commanding tree lined views across neighbouring fields and there are three well proportioned interconnecting bedrooms, which may be utilised as required. Finally the modern bathroom is equipped with a white suite and chrome fittings. There is a further double bedroom at second floor level plus substantial eaves storage.

Gas fired central heating has been installed together with double glazing. 18 photovoltaic panels and a 9.5 kWh battery allow the property to minimise electricity charges. In addition 4 solar water heating panels on the roof lessen use of gas - especially during summer.

Externally there is ample off road parking within the paved driveway and detached garage beyond. Gated access leads to the exceptional side and rear gardens which are laid mainly to lawn and surrounded by a variety of mature trees to create a private and attractive setting.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Opaque stained glass/panelled hardwood front door with fanlight window above. Staircase to the first floor. Natural wood flooring. Coved cornice. Decorative corbels. Picture rail. Radiator.

SITTING ROOM

11'11" x 11'11" (3.63m x 3.63m)

Period style fireplace surround with living flame/coal effect electric fire. Timber framed double glazed window to the front. Coved cornice. Picture rail. Radiator.

DINING ROOM

15'10" x 12'10" (4.83m x 3.91m)

Revealed brick fireplace surround and stone hearth. PVCu double glazed door to the raised decked seating area with glass balustrade. PVCu double glazed window to the rear. Natural wood flooring. Coved cornice. Contemporary vertical radiator. Wide opening to:

KITCHEN

15'11" x 7'9" (4.85m x 2.36m)

Fitted with light wood wall and base units beneath heat resistant work-surfaces and 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Space for table and chairs. Timber framed double glazed window to the side. PVCu double glazed windows to the side and rear. Stone paved floor. Chrome heated towel rail.

LIVING ROOM

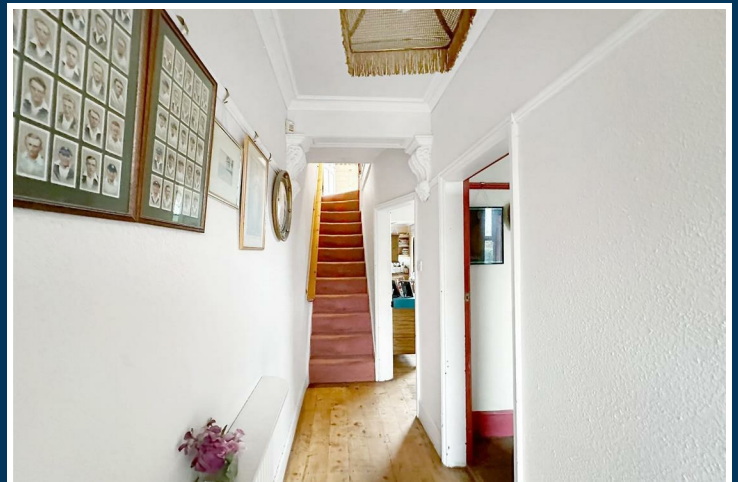
23' x 12'10" (7.01m x 3.91m)

Natural wood fireplace surround with revealed brick insert and multifuel stove set upon a tiled hearth. Timber framed double glazed window to the front. Two PVCu double glazed windows to the side. PVCu double glazed window to the rear. Coved cornice. Two ceiling roses. Two radiators. Double glazed/panelled hardwood door to:

CONSERVATORY

12'2" x 8'6" (3.71m x 2.59m)

Brick to the lower section, PVCu framed and double glazed beneath a translucent roof. Double opening French windows to the paved terrace. Tiled floor. Electric underfloor heating.



SHOWER ROOM/WC

7'4" x 4'1" (2.24m x 1.24m)

White/chrome pedestal wash basin and low-level WC. Corner enclosure with panelled walls and electric shower. Timber framed double glazed window to the rear. Partially tiled walls. Stone effect flooring. Radiator.

LOWER GROUND FLOOR: OFFICE/FAMILY ROOM

15'3" x 11'11" (4.65m x 3.63m)

Contemporary wall mounted electric fire. Battery storage system. Laminate wood flooring. Recessed low-voltage lighting. Timber framed double glazed window to the front. Radiator.

UTILITY

12'11" x 11'7" (3.94m x 3.53m)

Stainless steel drainer sink with tiled splashback. Space for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Glazed door to the rear. Stone paved floor.

FIRST FLOOR: LANDING

Spindle balustrade staircase to the second floor.

BEDROOM ONE

15'11" x 12' (4.85m x 3.66m)

Period fireplace surround with tiled hearth and cast-iron fire. PVCu double glazed window to the front. Natural wood flooring. Coved cornice. Ceiling rose. Radiator.

PLAYROOM

10'9" x 10'8" (3.28m x 3.25m)

Cast-iron fireplace. PVCu double glazed window to the rear. Picture rail. Radiator.

BEDROOM TWO

13' x 8'5" (3.96m x 2.57m)

Velux window. Radiator.

BEDROOM THREE

13'1" x 7'4" (3.99m x 2.24m)

PVCu double glazed windows to the side and rear. Radiator.

BATHROOM/WC

7'9" x 6'7" (2.36m x 2.01m)

Fitted with a modern white/chrome suite comprising P-shaped bath with thermostatic rain shower plus handheld attachment and screen above all set within tiled surrounds, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR: BEDROOM FOUR

15'11" x 11'8" (4.85m x 3.56m)

Revealed brick chimney breast with cast-iron fireplace. Access to eaves storage. PVCu double glazed window to the rear. Velux window. Radiator.

OUTSIDE

DETACHED GARAGE

Up and over door. Timber door to side. Timber framed window to the rear. Light and power supplies.

SERVICES

Electricity, water and gas supplies are connected.

POSSESSION

Vacant possession upon completion.

TENURE

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

COUNCIL TAX

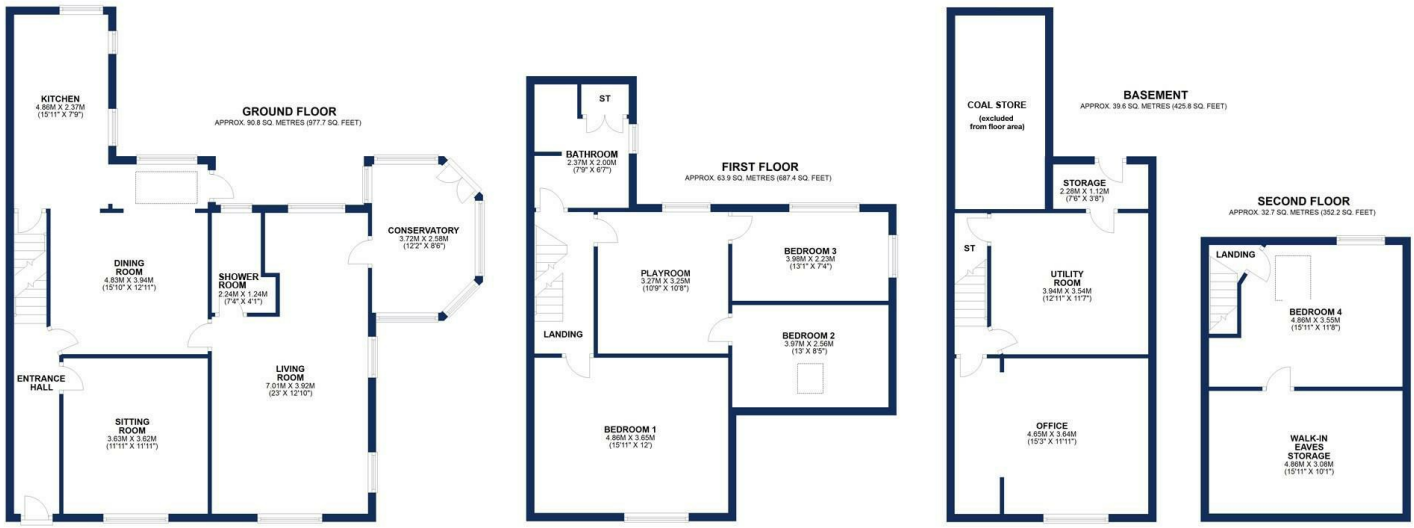
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NOTE

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



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