



3 BRIDGE GROVE | TIMPERLEY

OFFERS OVER £490,000

An immaculately presented semi detached family home in a sought after location where viewing is essential to appreciate the standard of accommodation on offer. The accommodation briefly comprises welcoming entrance hall, bay fronted sitting room plus extended living room to the rear with bi folding doors onto the rear gardens, extended dining kitchen complete with central island and with access to the rear gardens and an adjacent utility/cloakroom. To the first floor there are three bedrooms and contemporary bathroom/WC. Off road parking within the resin driveway to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond and the added benefit of a summer house/office with power and wired networking. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 6LD

DESCRIPTION

A traditional semi detached family home which has been extended and re-modelled to provide superb living accommodation presented to an exceptional standard and needs to be seen to be appreciated.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room. Towards the rear the living room has been extended to provide an excellent reception room with bi folding doors providing access onto the rear gardens. Towards the rear of the property is an impressive open plan dining kitchen incorporating a central island and a range of integrated appliances and with doors leading onto the rear garden. The ground floor accommodation is completed by the utility room/cloakroom/WC.

To the first floor there are three bedrooms and contemporary family bathroom/WC fitted with a white suite with chrome fittings .

To the front of the property the resin drive provides off road parking. To the rear is a patio seating area with delightful lawned gardens beyond. The rear gardens also provide provision of a summer house/office complete with power and wired networking. An ideal work space detached from the home. The home benefits from a choice of 2 full fibre providers.

The location is ideal being within the catchment area of highly regarded primary and secondary schools particularly within walking distance of Wellington School. Also within easy reach is Navigation Road Metrolink station and Altrincham town centre is a little further distant.

A superb property that must be viewed.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Luxury vinyl tile (Karndean) flooring. Radiator. Spindle balustrade staircase to first floor. Picture rail.

SITTING ROOM

13'0" x 12'2" (3.96 x 3.71)

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

LIVING ROOM

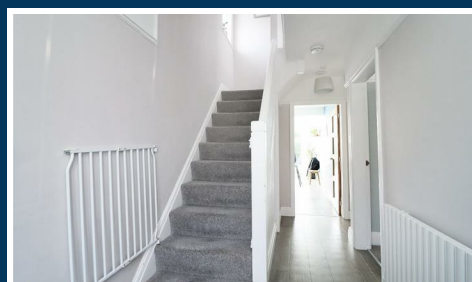
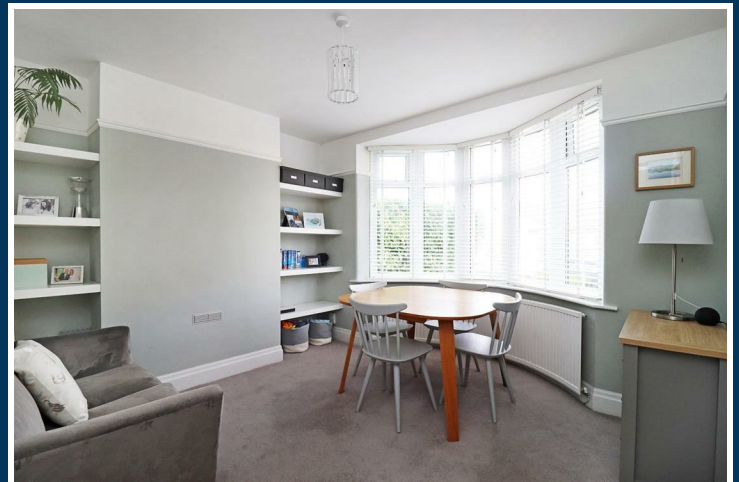
21'4" x 11'4" max (6.50m x 3.45m max)

Extended to provide a superbly proportioned room with PVCu double glazed bi folding doors leading onto the rear garden. Two radiators. Television aerial point.

DINING KITCHEN

17'11" x 12'3" (5.46m x 3.73m)

Fitted with a comprehensive range of grey wall and base units with silestone quartz work surface over. Central island incorporates a 1 1/2 bowl stainless steel sink unit and breakfast bar. Integrated Neff oven/grill plus microwave oven. Four ring hob and stainless steel extractor hood by Neff. Integrated fridge freezer and dishwasher. Access to under stairs storage cupboard. Recessed lighting. Radiator. PVCu double glazed bi folding doors to the rear. Two Velux windows to the rear. Karndean flooring.



UTILITY/CLOAKROOM

8'4" x 4'10" (2.54m x 1.47m)

With eye level units and work surface with plumbing for washing machine and space for dryer beneath. WC and wash hand basin. Opaque PVCu double glazed window to the front. Recessed lighting. Radiator. Cupboard housing gas central heating boiler.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'0" x 11'4" (3.66m x 3.45m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 2

13'3" x 11'4" (4.04m x 3.45m)

PVCu double glazed bay window to the front. Picture rail. Radiator.

BEDROOM 3

7'1" x 6'4" (2.16 x 1.93)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'9" x 6'4" (2.67 x 1.93)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Heated towel rail. Tiled walls and Karndean floor. Opaque PVCu double glazed windows to the side and rear. Recessed lighting. Extractor fan.

OUTSIDE

Towards the front of the property the resin driveway provides off road parking and benefits from an adjacent lawned garden with mature hedge borders. There is gated access to the side including a bin storage area.

To the rear and accessed via the living room and dining kitchen is a patio seating area with delightful lawned gardens beyond with well stocked flower beds. The rear gardens also incorporate a summer house/home office with power and wired networking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "C"

TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

NOTE

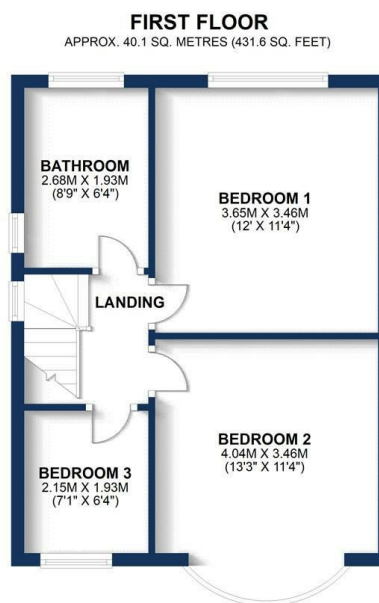
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 105.7 SQ. METRES (1138.1 SQ. FEET)
Floorplans For Illustrative Purposes Only



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