



32 TABLEY GROVE | TIMPERLEY

OFFERS IN THE REGION OF £380,000

NO CHAIN A superbly proportioned semi detached family home which has been extended but represents an exciting opportunity for any prospective purchaser to re-model to individual taste. The accommodation briefly comprises enclosed porch, entrance hall, full depth sitting room, kitchen with dining room off with sliding doors to the rear gardens and also with access to the side garage. Four well proportioned bedrooms and bathroom with separate WC. Off road parking within the driveway to the front and extensive lawned gardens to the rear. Viewing is highly recommended.

POSTCODE: WA15 6BN

DESCRIPTION

This traditional semi detached family home occupies an enviable position within walking distance of Timperley Metrolink station and lying within the catchment area of highly regarded primary and secondary schools.

The accommodation is well proportioned throughout having already been extended but still offer improvement by way of cosmetic updating and further extension subject to the relevant permissions being obtained. The existing accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which provides access onto the full depth sitting room. Towards the rear of the property is a separate kitchen which provides access onto a dining room to the rear with sliding door leading onto the rear garden and also the kitchen has access to the garage at the side. To the first floor there are four well proportioned bedrooms serviced by the bathroom and separate WC.

To the front of the property there is ample off road parking within the driveway and double doors then lead onto the garage/store at the side. The store also has a door towards the rear and as previously mentioned is accessed via the kitchen. The gardens to the rear incorporate a patio seating area with extensive lawns beyond which need to be seen to be appreciated.

A superb property in an ideal location and viewing is highly recommended to appreciate the accommodation and potential on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

With original leaded and stained glass panelled front door with matching toplight. Stairs to first floor. Picture rail. Understairs storage cupboard.

SITTING ROOM

22'2" x 10'10" (6.76m x 3.30m)

With PVCu double glazed bay window to the front and PVCu double glazed window overlooking the rear garden. Wall mounted gas fire. Radiator. Ceiling cornice. Serving hatch.

KITCHEN

14'9" x 8'5" (4.50m x 2.57m)

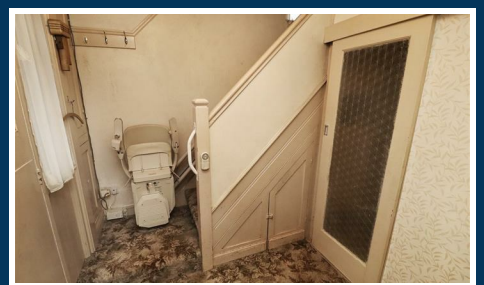
With a range of units with work surfaces over incorporating stainless steel sink with drainer. Space for cooker, fridge freezer and washing machine. PVCu double glazed window to the side. Access to understairs storage cupboard with window to the side. Part tiled walls.

DINIING ROOM

12'4" x 8'5" (3.76m x 2.57m)

With PVCu double glazed window to the side and sliding door to the rear garden. Wall mounted heater.

FIRST FLOOR



LANDING

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

BEDROOM 1

13'5" x 10'2" (4.09m x 3.10m)

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

BEDROOM 2

11'11" x 8'7" (3.63m x 2.62m)

PVCu double glazed window to the rear. Ceiling cornice. Wall mounted gas fire heater.

BEDROOM 3

10'11" x 7'11" (3.33m x 2.41m)

PVCu double glazed window to the rear. Fitted wardrobe and overhead cupboard. Picture rail.

BEDROOM 4

8'2" x 7'5" (2.49m x 2.26m)

PVCu double glazed window to the front.

BATHROOM

8'10" x 5'3" (2.69m x 1.60m)

With a suite comprising tiled shower cubicle, panelled bath and wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls. Airing cupboard housing immersion heater.

SEPARATE WC

With WC and opaque PVCu double glazed window to the side. Half tiled walls.

OUTSIDE

To the front of the property the drive provides off road parking and access to the adjacent garage/store. The store has a power point and there is a further door to the rear.

To the rear the gardens incorporate a patio seating area with delightful extensive lawns beyond which need to be seen to be appreciated.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

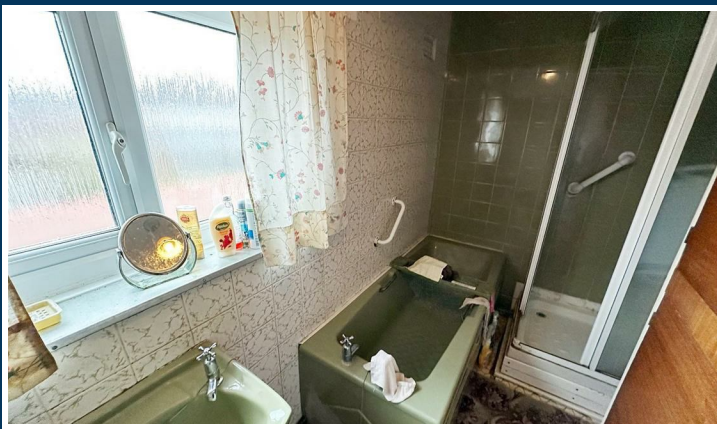
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TENURE:

To be confirmed.

NOTE

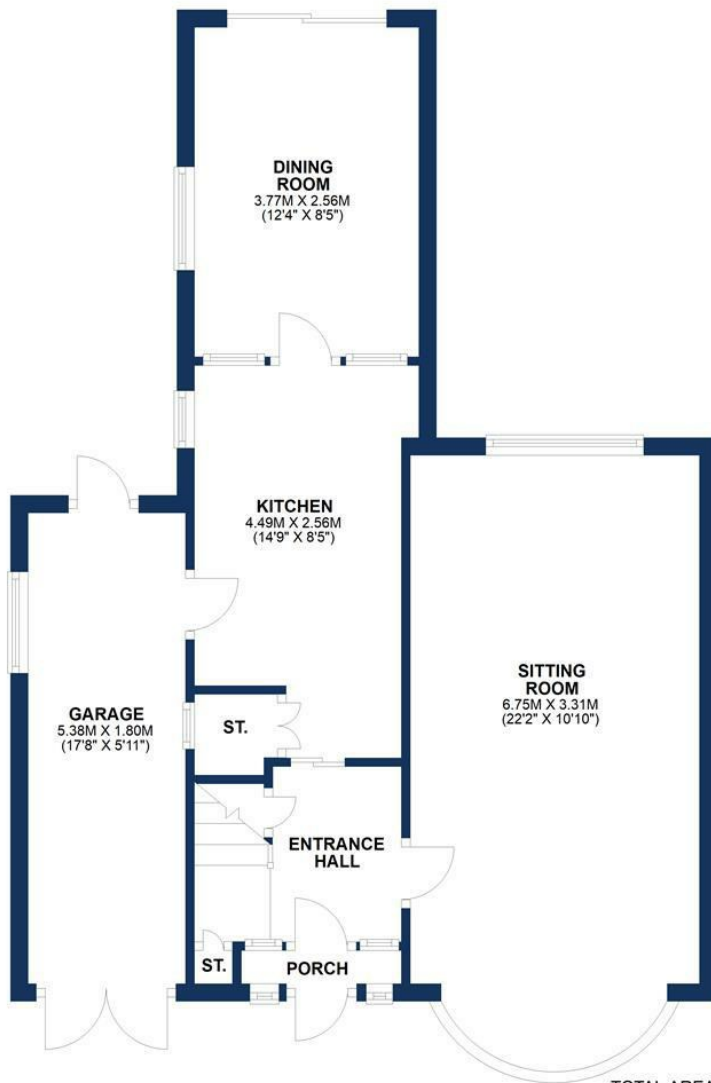
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 58.3 SQ. METRES (627.1 SQ. FEET)



FIRST FLOOR

APPROX. 48.1 SQ. METRES (517.7 SQ. FEET)



TOTAL AREA: APPROX. 106.4 SQ. METRES (1144.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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