



## 21 BUCKINGHAM GROVE | TIMPERLEY

£675,000

A substantially extended and exceptionally well presented semi-detached family house with remarkable open plan living space. The beautifully refurbished accommodation briefly comprises entrance hall with cloaks area, WC, sitting room with feature fireplace, stunning living/dining kitchen with bi-folding windows to the paved rear terrace, fitted utility room, primary bedroom with en suite shower room/WC, three further double bedrooms and family bathroom/WC complete with walk-in shower. Gas fired central heating and PVCu double glazing. Off road parking. Westerly facing landscaped rear gardens. Cul de sac location a short distance from Park Road Primary School and Timperley Metrolink station.



POSTCODE: WA14 5AH

DESCRIPTION

This traditional bay fronted semi-detached family house has been substantially extended in recent years and sympathetically refurbished to a high standard by the current owners. The exceptional interior has been replanned to create much sought after open plan living space alongside quality fittings throughout.

The landscaped grounds are certainly a feature being approximately 80' in length at the rear and laid mainly to lawn with provision for a children's play area. Bi-folding windows from the kitchen open onto the gardens and generous paved seating area which is ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The accommodation is approached beyond an attractive composite front door and upon entering the feeling of space is apparent. The wide entrance hall provides access to an adjacent cloak area and also the well appointed separate WC. Positioned at the front an elegant reception room with the focal point of a coal effect stove beneath a natural wood mantel is configured to include fitted furniture flanking both sides of the chimney breast. The remarkable living/dining kitchen comprises spacious sitting area with provision for a wall mounted flatscreen television and stunning dining kitchen with high gloss grey units complemented by quartz work surfaces and matching centre island with breakfast bar alongside a full range of integrated appliances. There is also an adjoining utility room with external access to the side.

At first floor level the primary bedroom benefits from commanding tree lined views and a sumptuous en suite shower room/WC. In addition, there are three further double bedrooms and luxurious family bathroom/WC complete with free-standing bath and walk-in shower.

Gas fired central heating has been installed together with PVCu double glazing.

Externally, the paved driveway provides off road parking for two cars.

Positioned in a sought after residential location Buckingham Grove is a quiet cul de sac, ideally placed being approximately one mile distance from Timperley village centre and within 400 yards walking distance of Timperley Metrolink station. The property also lies within the catchment area of highly regarded primary and secondary schools and importantly Park Road Academy and the adjacent Newton Park are on Frieston Road.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'6" x 3'8" (4.11m x 1.12m)

Opaque double glazed/panelled woodgrain effect composite front door set within a matching surround. Cloaks area with ample space for coats, jackets and footwear. Panelled staircase to the first floor. Understair storage cupboard. Laminate wood flooring. Opaque PVCu double glazed window to the side. Radiator.

SITTING ROOM

13'11" x 11'7" (4.24m x 3.53m)

Coal effect stove beneath a natural wood mantel and set upon a tiled hearth. Fitted cupboards flanking both sides of the chimney breast with natural wood shelving above. PVCu double glazed bay window to the front. Coved cornice. Radiator.

LIVING/DINING KITCHEN

28'7" x 22'2" (8.71m x 6.76m)

Planned to incorporate:

LIVING AREA

Provision for a wall mounted flatscreen television. Recessed LED lighting. Radiator.

DINING KITCHEN

Fitted with a range of contemporary high gloss grey wall and base units beneath quartz work-surfaces/up-stands and undermount stainless steel sink with mixer tap. Matching centre island with breakfast bar. Integrated appliances include an electric oven/grill, microwave/oven/grill, five zone induction hob with recessed ceiling cooker hood above, larder fridge, freezer, dishwasher and wine/drinks cooler. Aluminium double glazed bi-folding windows with integrated blinds to the rear. Full height aluminium double glazed gable window to the rear. Two velux windows. Recessed LED lighting. Two vertical radiators.





## UTILITY ROOM

7'2" x 6'9" (2.18m x 2.06m)

Matching wall and base units beneath wood effect heat resistant work-surfaces and composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Opaque double glazed/panelled PVCu door to the side. Laminate wood flooring. Recessed LED lighting. Extractor fan.

## WC

White/chrome vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Laminate wood flooring. Recessed LED lighting. Anthracite heated towel rail.

## FIRST FLOOR

### LANDING

Panelled balustrade.

### BEDROOM ONE

17'1" x 13'6" (5.21m x 4.11m)

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

### EN SUITE SHOWER ROOM/WC

7'7" x 4'8" (2.31m x 1.42m)

Fully tiled and fitted with a white/matt black wall mounted vanity wash basin with mixer tap. White/chrome low-level WC. Walk-in shower beyond a crittall effect glass screen with thermostatic rainshower plus handheld attachment. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Matt black heated towel rail.

### BEDROOM TWO

14'9" x 11'2" (4.50m x 3.40m)

PVCu double glazed bay window to the front. Radiator.

### BEDROOM THREE

13'9" x 11'2" (4.19m x 3.40m)

Access to the partially boarded loft space via a folding ladder. PVCu double glazed window to the rear. Radiator.

### BEDROOM FOUR

10'11" x 10'7" (3.33m x 3.23m)

PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

13'3" x 7'7" (4.04m x 2.31m)

Fitted with a white/matt black suite comprising freestanding oval bath with wall mounted mixer tap and recessed shelving above, wall mounted vanity wash basin with mixer tap and low-level WC. Walk-in shower with thermostatic rain shower plus handheld attachment and recessed shelving. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Matt black heated towel rail.

## OUTSIDE

Off-road parking at the front for two cars and westerly facing landscaped rear gardens.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

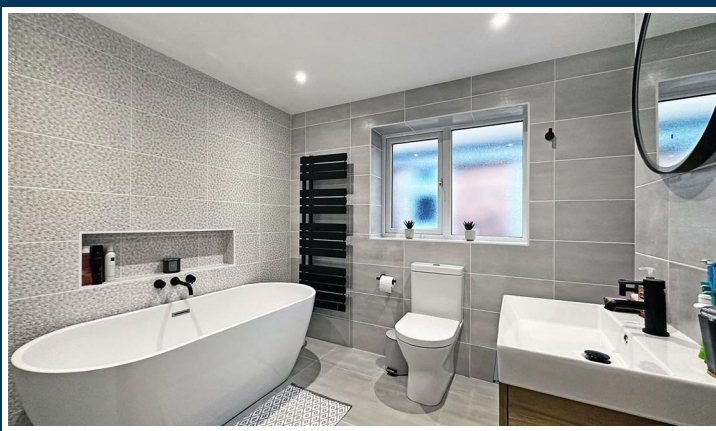
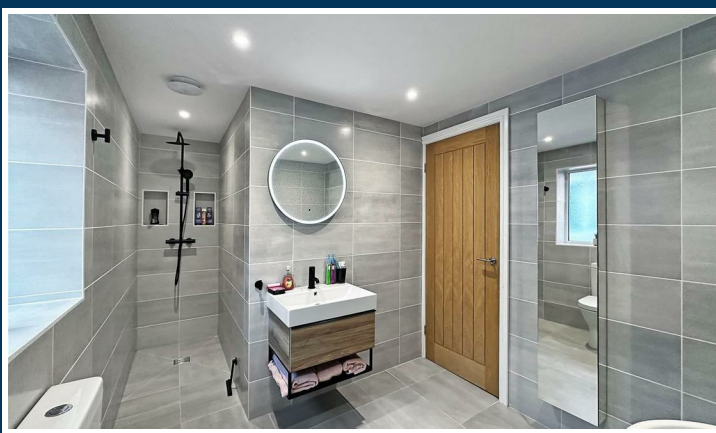
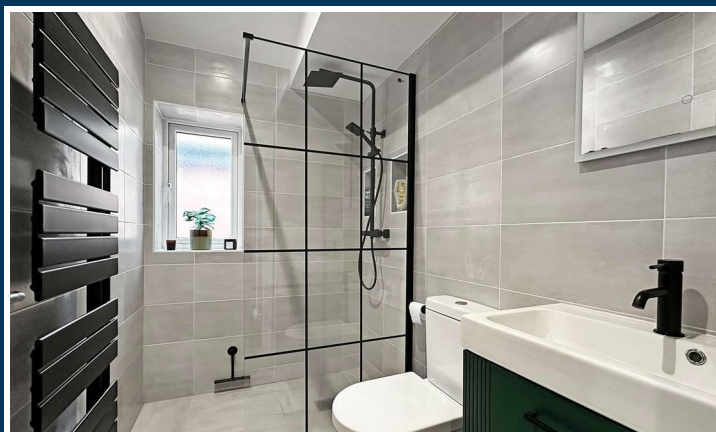
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## COUNCIL TAX

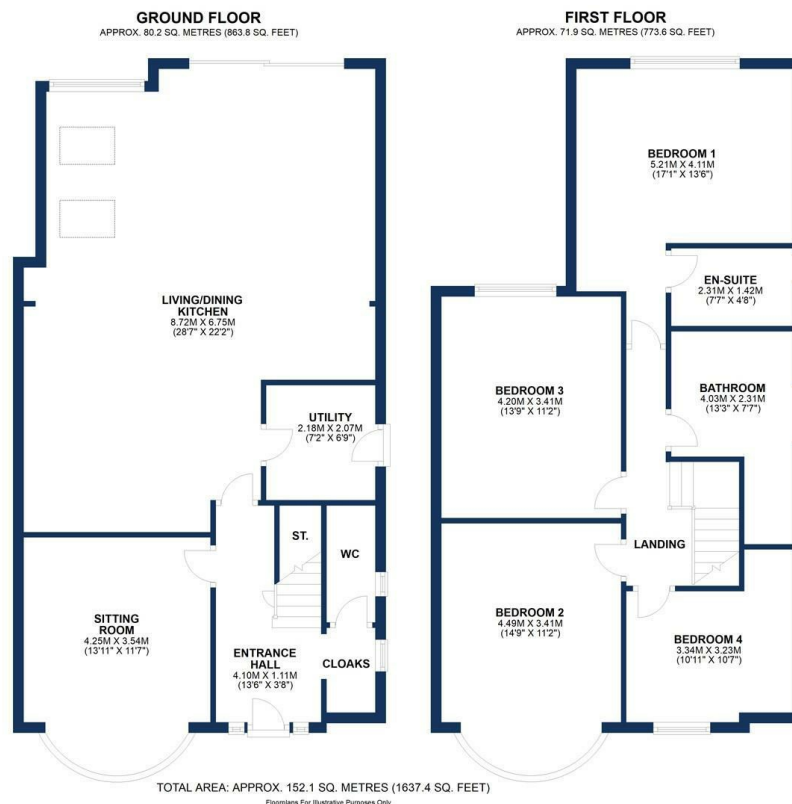
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## NOTE

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



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