



5 THORLEY LANE | TIMPERLEY

OFFERS OVER £600,000

A deceptively spacious semi detached Family home in the heart of Timperley Village where viewing is essential to appreciate the proportions of the accommodation on offer. The property has undergone complete renovation in recent years. An enclosed porch leads on to the wide entrance hall providing access to a front sitting room. To the rear is a separate living room with access to an external covered seating area. The dining kitchen has a focal point of a solid fuel burner and leads on to a separate utility room with adjacent shower room/WC. Three superb bedrooms and large bathroom to the first floor. Off road parking to the front. Block paved patio seating area with lawned gardens beyond to the rear plus open aspect towards the bowling green. Viewing is highly recommended.

POSTCODE: WA15 7BJ

DESCRIPTION

A superb opportunity to acquire a completely renovated, semi detached family home occupying an enviable position within the heart of Timperley village.

An internal viewing is imperative to appreciate the proportion of the accommodation on offer and that is made clear upon entering the entrance hall. There are two reception rooms, the rear of which leads on to a covered external seating area. The wide dining kitchen is fitted with a comprehensive range of modern units and has a focal point of a solid fuel burner. From the kitchen there is access to the utility room with shower room/WC off and there is also a door to the side patio. To the first floor three excellent bedrooms are serviced by the large Family bathroom.

To the front of the property there is a block paved driveway providing off road parking and gate way to the side. The driveway is flanked by a large corner flower bed.

To the rear and accessed via the living room there is a covered block paved patio seating area with delightful gardens beyond with an open aspect towards the bowling green to the rear. There is an additional seating area to the side accessed via the dining kitchen.

The property is within easy walking distance of the Village Centre and lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

A superb entrance hall immediately creating a feeling of space which continues throughout the property. Leaded and stained glass front door with matching top light and side screen. PVCu double glazed window to the front. Stairs to the first floor. Picture rail. Cornice. Understairs storage cupboard. Wood effect flooring. Radiator.

SITTING ROOM

14'6" into the bay x 14'0" (4.42 into the bay x 4.27)

PVCu double glazed bay window to the front. Living flame gas fire with granite effect insert and hearth. Picture rail. Cornice. Wood effect flooring. Radiator. TV aerial point. Telephone point.

LIVING ROOM

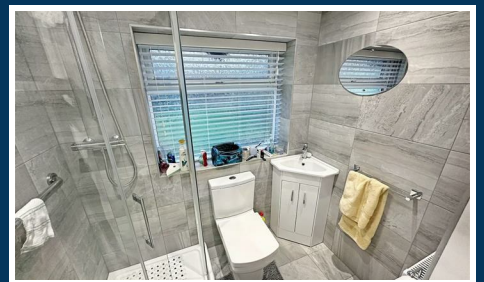
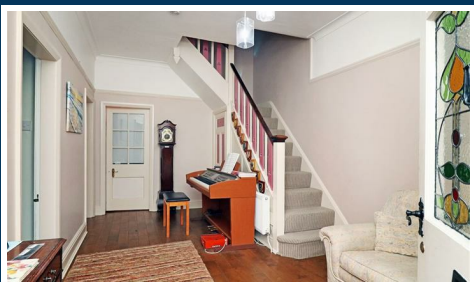
12'9" x 12'0" (3.89 x 3.66)

PVCu double glazed doors to the covered external seating area. Living flame gas fire. Wood effect flooring. Picture rail. Cornice. Radiator.

DINING KITCHEN

20'4" x 11'11" (6.20 x 3.63)

With a focal point of an exposed brick chimney breast and hearth housing a solid fuel burner. A comprehensive range of modern white wall and base units with work surfaces over incorporating a 1 ½ bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring hob with extractor hood over. Integrated fridge/freezer and dishwasher. Cupboard housing Worcester gas central heating boiler. Fitted storage cupboards. PVCu double glazed window to the side. PVCu double glazed door to the side. Ample space for dining suite. Recessed low voltage lighting.



UTILITY ROOM

11'11" x 9'11" maximum measurements (3.63 x 3.02 maximum measurements)

Fitted storage cupboards with work surfaces over with plumbing for washing machine and space for dryer beneath. Radiator. PVCu double glazed window to the rear. PVCu double glazed door to the side.

SHOWER ROOM

6'6" x 6'3" (1.98 x 1.91)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Loft access hatch,

BEDROOM ONE

14'0" x 11'1" (4.27 x 3.38)

With a focal point a period style cast iron fireplace. Two PVCu double glazed windows to the side and two Velux windows to the front. Fitted wardrobes and dressing table. Picture rail. Radiator. Television aerial point.

BEDROOM TWO

11'10" x 11'7" (3.61 x 3.53)

Fitted wardrobes plus bedside cabinets and cupboards. Two PVCu double glazed windows to the side and Velux window to the rear. Access to eaves storage area. Radiator.

BEDROOM THREE

12'7" x 10'1" (3.84 x 3.07)

PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Eaves storage.

BATHROOM

11'9" x 10'11" (3.58 x 3.33)

A superbly proportioned bathroom fitted with a modern white suite comprising bath, tiled shower enclosure, vanity wash basin and WC. Airing cupboard. Radiator. Tiled splashback. Two chrome heated towel rails. PVCu double glazed window to the rear. Velux window to the rear.

OUTSIDE

To the front of the property a block paved driveway provides off road parking with an adjacent corner flower bed with hedge and fence borders. Gated access leads on to the side seating area which is also accessible via the dining kitchen and the utility room.

To the rear there is a covered block paved seating area (accessed via the living room) which in turn leads on to the rear gardens which are laid with artificial grass and enclosed by hedge and fence borders with open aspect towards the bowling green. External water feed and power points.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

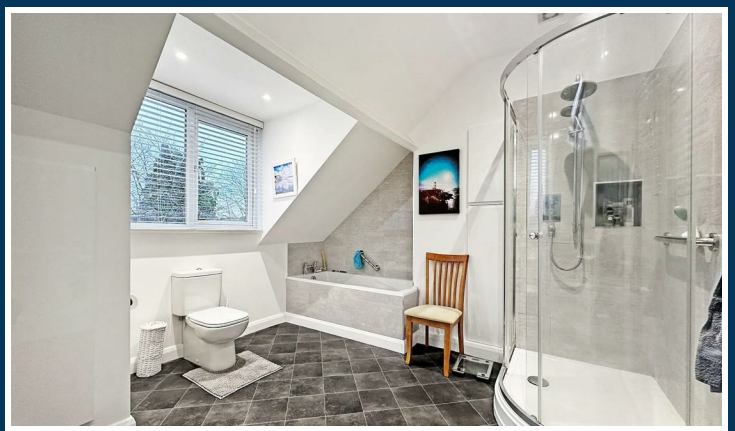
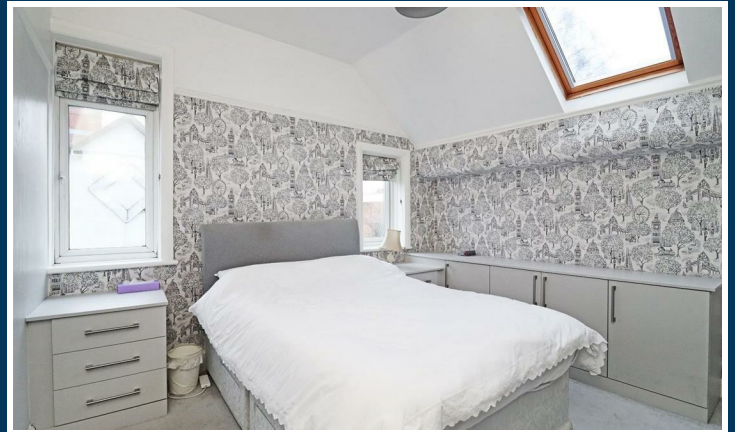
Trafford Borough Council Band 'E'

TENURE

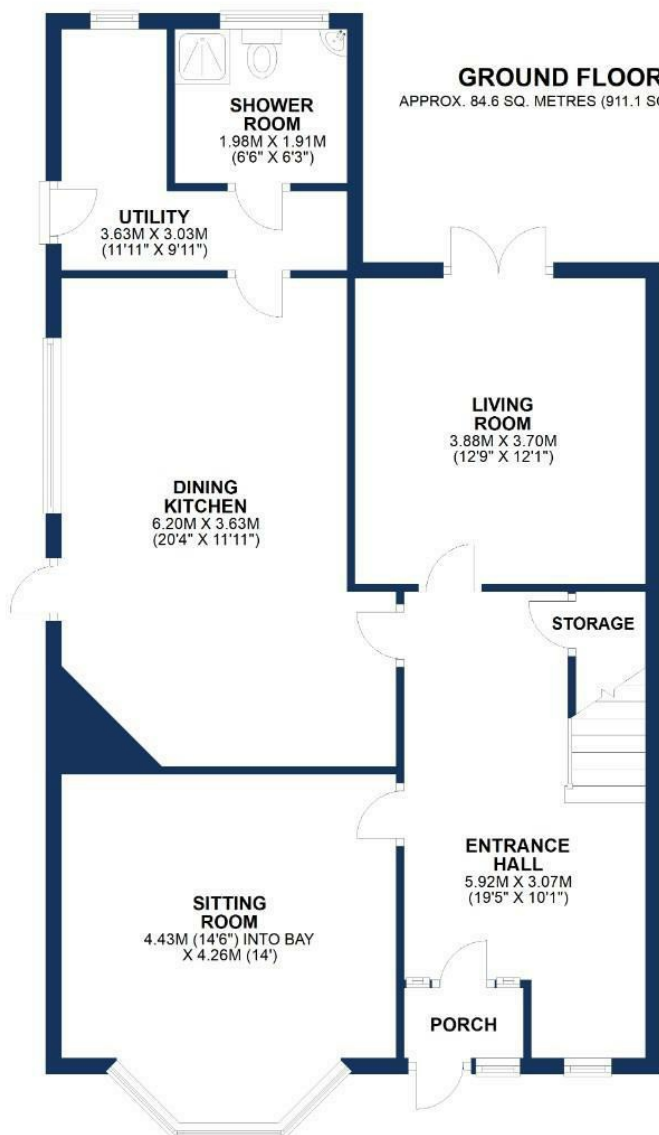
We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

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. 147.4 SQ. METRES (1586.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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