



24 LIME GROVE | TIMPERLEY

OFFERS IN THE REGION OF £625,000

An extended and superbly proportioned semi-detached cottage with exceptional gardens to the rear which need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, front dining room, sitting room, open plan living kitchen with double doors to the rear gardens, utility room and separate WC, study, master bedroom with en suite plus two further bedrooms and bathroom to the first floor. Off road parking within the driveway and extensive gardens laid mainly to lawn to the rear enjoying a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.

**POSTCODE: WA15 6PJ**

## DESCRIPTION

Lime Grove is a cul de sac containing period houses of a similar age and design combining to create an attractive and mature setting with the grove lined with trees and ideally located within walking distance of Timperley village centre.

Built in the 19th century this semi-detached cottage style home has been improved with an extension to the rear creating an open plan living space with adjacent fitted kitchen. The accommodation is superbly proportioned throughout and an enclosed porch leads onto a dining room towards the front which then leads onto a separate sitting room with a focal point of a living flame gas fire. Towards the rear is the open plan living dining kitchen with double doors leading onto the extensive gardens at the rear. Adjacent to the sitting room there is a cloakroom/WC leading to a utility room with a door leading onto the rear gardens and also access to the study. To the first floor the master bedroom benefits from an en suite shower room/WC, there are two further bedrooms serviced by the family bathroom/WC.

Externally towards the front of the property the driveway provides off road parking.

To the rear and accessed via the open plan living kitchen via double doors there is a paved seating area with extensive lawned gardens beyond with well stocked flower beds all enjoying a high degree of privacy and also enjoying the sun all day.

The location is ideal being within walking distance of Timperley village centre and also with highly regarded primary and secondary schools within walking distance.

An appointment to view is highly recommended to appreciate the proportions of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Leaded and stained glass panelled front door. Tiled floor.

#### DINING ROOM

**13'5" x 11'2" (4.09m x 3.40m)**

Composite front door. Fireplace with tiled hearth. Fitted storage and shelving. PVCu double glazed window to the front. Dado rail. Cornice. TV aerial point. Radiator.

#### SITTING ROOM

**16'3" x 13'5" (4.95m x 4.09m)**

Living flame gas fire with decorative tiled insert. Dado rail. Cornice. PVCu double glazed window to the side. Two radiators. TV aerial point. Double glass panelled doors to;

### OPEN PLAN LIVING KITCHEN COMPRISING;

#### KITCHEN

**16'8" x 9'2" (5.08m x 2.79m)**

Fitted with a range of natural wood fronted units with work surfaces over. Integrated double oven/grill plus multi function hob with induction, electric and gas hobs. 1.5 bowl sink unit with drainer. Space for dishwasher and fridge/freezer. Tiled splashback. PVCu double glazed window to the side. Natural wood flooring.

#### LIVING ROOM

**17'0" x 11'4" (5.18m x 3.45m)**

Two PVCu double glazed windows to the side. Natural wood flooring. PVCu double glazed double doors to the rear gardens.

#### CLOAKROOM/WC

With WC and wash basin. Tiled splashback. Opaque PVCu double glazed window to the rear. Radiator. Natural wood flooring. Recessed low voltage lighting. Door to;



## UTILITY

6'1" x 4'11" (1.85m x 1.50m)

With wall and base units and work surfaces incorporating a stainless steel sink unit. Radiator. Plumbing for washing machine. Natural wood flooring. Radiator. Tiled splashback. PVCu double glazed door to rear gardens.

## STUDY

9'10" x 9'7" (3.00m x 2.92m)

PVCu double glazed window to the front. Natural wood flooring. Radiator.

## FIRST FLOOR

### LANDING

Dado rail. Loft access hatch with pull down ladder to floored loft with Velux window to the rear.

### BEDROOM ONE

13'5" x 13'2" (4.09m x 4.01m)

PVCu double glazed window to the rear. Laminate flooring. Dado rail. Picture rail. Radiator.

### EN SUITE

8'11" x 7'4" (2.72m x 2.24m)

With a suite comprising tiled shower enclosure, wash basin and WC. Natural wood flooring. Recessed low voltage lighting. Cupboard housing combination gas central heating boiler. Velux window to the rear.

### BEDROOM TWO

13'5" x 8'2" (4.09m x 2.49m)

PVCu double glazed window to the front. Picture rail. Fitted storage. Radiator.

### BEDROOM THREE

10'8" x 10'0" (3.25m x 3.05m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

6'7" x 7'7" (2.01m x 2.31m)

Fitted with a white suite with chrome fittings comprising bath with electric shower over, wash basin and WC. Natural wood flooring. PVCu double glazed window to the rear. Radiator. Airing cupboard.

## OUTSIDE

Externally towards the front of the property the driveway provides off road parking. To the rear and accessed via the open plan living kitchen via double doors there is a paved seating area with extensive lawned gardens beyond with well stocked flower beds all enjoying a high degree of privacy and also enjoying the sun all day. The property also benefits from a substantial wooden workshop which could easily be converted into an office which has power connected.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Borough Council Band 'D'

## TENURE

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

## NOTE

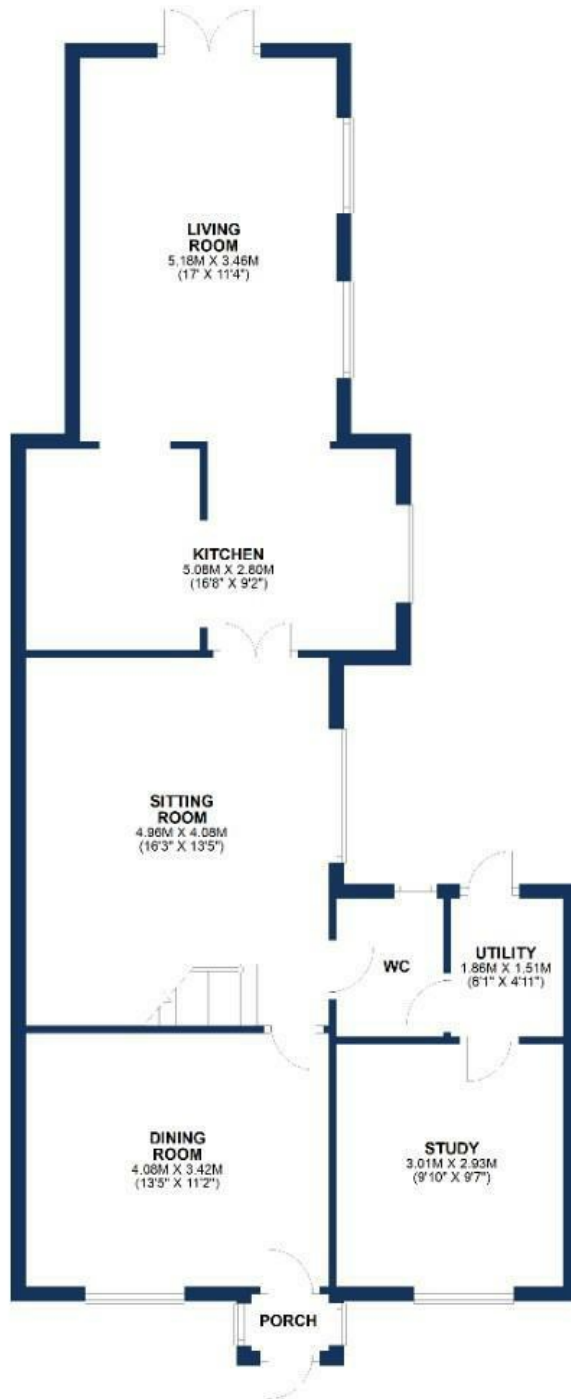
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 84.2 SQ. METRES (906.7 SQ. FEET)



## FIRST FLOOR

APPROX. 57.7 SQ. METRES (621.3 SQ. FEET)



TOTAL AREA: APPROX. 142.0 SQ. METRES (1528.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM