



## 6 BLOOMSBURY GROVE | TIMPERLEY

£440,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and well presented semi detached dormer bungalow in an excellent cul de sac location within walking distance of Timperley village centre. The versatile ground floor accommodation briefly comprises large sitting room to the front with adjacent bedroom with fitted furniture, sitting/dining room with doors onto the rear gardens, fitted kitchen and shower room/WC. To the first floor there is a second double bedroom plus access to a large eaves storage space. Externally the driveway provides off road parking and there is gated access to the rear. To the rear the gardens incorporate a flagged patio seating area with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day. There is also a detached garage. Viewing is highly recommended.



**POSTCODE: WA15 6NB**

## DESCRIPTION

Occupying a superb location within walking distance of Timperley village centre and nestled within this quiet cul de sac this semi detached dormer bungalow offers well proportioned accommodation which is well presented throughout.

The accommodation is approached via an entrance hallway which provides access to all ground floor rooms and provides staircase to first floor. The ground floor accommodation is versatile and is currently set up with a large sitting room to the front with adjacent main bedroom with fitted wardrobes, overhead cupboards and drawer. Towards the rear of the property is a large sitting/dining room with ample space for living and dining suites and with double doors leading onto the south facing rear garden. The kitchen is fitted with a comprehensive range of light wood units and has space for all appliances and provides access onto the side driveway. The ground floor accommodation is completed by the shower room which is set up as a wet room with fully tiled walls and floor. To the first floor there is a second double bedroom plus access to a large useful storage area from the landing.

Externally to the front of the property the driveway provides off road parking and benefits from adjacent lawned gardens and there is gated access to the rear. The driveway continues to the rear leading to the detached garage.

The rear gardens incorporate a patio seating area accessed via the open plan sitting/dining room and with delightful lawned gardens beyond with well stocked flowerbeds. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

A superb bungalow in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door.

#### ENTRANCE HALL

Glass panelled front door. Radiator. Telephone point. Stairs to first floor.

#### LIVING ROOM

**16'11" x 10'0" (5.16m x 3.05m)**

PVCu double glazed window to the front. Recessed gas fire. Ceiling cornice. Radiator.

#### SITTING/DINING ROOM

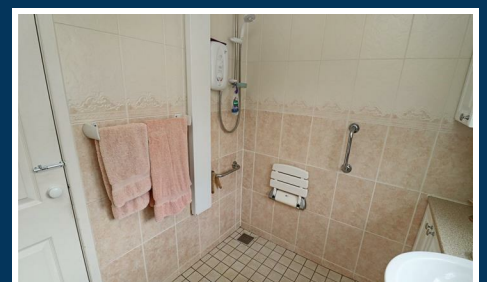
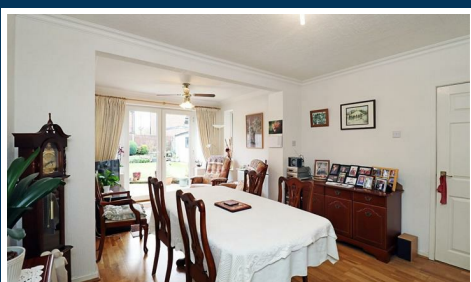
**18'5" x 12'0" (5.61m x 3.66m)**

With laminate wood flooring. Access to under stairs storage cupboard. PVCu double glazed double doors lead onto the south facing rear gardens. Radiator. Ceiling cornice. Television aerial point.

#### KITCHEN

**9'10" x 9'6" (3.00m x 2.90m)**

Fitted with a range of light wood wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for cooker, fridge, freezer and washing machine. Radiator. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Ceiling cornice.



## BEDROOM 1

9'11" x 9'4" (3.02m x 2.84m)

With fitted wardrobes plus overhead cupboards and drawer. PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

## SHOWER ROOM

6'9" x 6'1" (2.06m x 1.85m)

Set up as a wet room with electric shower, vanity wash basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the side. Radiator. Extractor fan.

## FIRST FLOOR

## LANDING

Access to large storage area which houses the combination gas central heating boiler.

## BEDROOM 2

11'10" x 11'0" (3.61m x 3.35m)

PVCu double glazed window to the front. Fitted wardrobes and dressing table. Radiator.

## OUTSIDE

## DETACHED GARAGE

With double doors to the front.

To the front of the property the flagged driveway provides off road parking and has adjacent lawned gardens and there is gated access to the rear.

To the rear and accessed via the open plan sitting/dining room is a flagged patio seating area with delightful lawned gardens beyond with well stocked flower beds. The rear gardens benefit from a southerly aspect to enjoy the sun all day. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

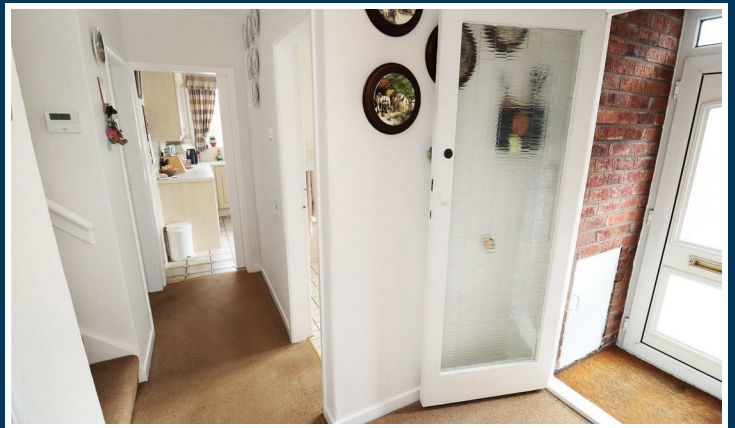
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## TENURE

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

## NOTE

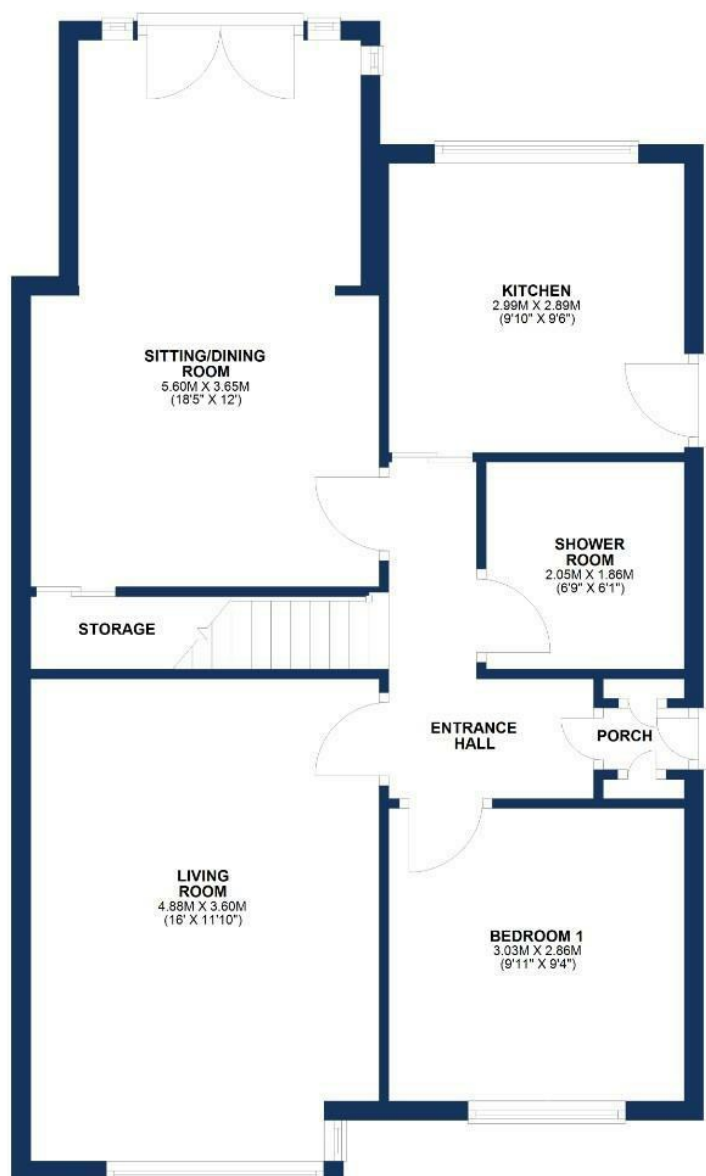
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 70.1 SQ. METRES (754.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 27.4 SQ. METRES (294.7 SQ. FEET)



TOTAL AREA: APPROX. 97.5 SQ. METRES (1049.3 SQ. FEET)  
Floorplan for illustrative purposes only



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