



10 GREEN LANE NORTH | TIMPERLEY

OFFERS IN THE REGION OF £595,000

A beautifully refurbished and extended detached bungalow with attractive landscaped grounds. The contemporary accommodation briefly comprises recessed porch, entrance hall, spacious open plan living/dining kitchen with integrated appliances and bi-folding windows to the paved rear terrace, primary bedroom with dressing room and en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating, underfloor heating and PVCu double glazing. Driveway providing off road parking. Remotely operated gates to additional covered parking and attached garage. Paved rear terrace and artificial lawn.

POSTCODE: WA15 7NQ

DESCRIPTION

This individually designed double fronted detached bungalow has been imaginatively extended and remodelled in a contemporary style to create open-plan living space of exceptional size and a stunning primary bedroom suite with dressing room. Standing in a slightly elevated corner position and set well back from the carriageway the exterior features attractive rendered elevations beneath a tiled roof and incorporates bay windows with large areas of glazing to create a naturally light interior.

The beautifully presented accommodation is approached beyond a central entrance hall with attractive wood effect porcelain tiled flooring and positioned toward the rear is an impressive fitted kitchen with NEFF integrated appliances complemented by polished granite work-surfaces. With the focal point of a designer living flame gas fire the adjacent living/dining area is generously proportioned and opens onto a paved rear terrace through bi-folding windows.

The superb primary suite comprises double bedroom with integral bay window seat, dressing room with fitted wardrobes and luxurious shower room/WC complete with a concealed laundry area. An additional double bedroom with a comprehensive range of fitted furniture and a further double bedroom are served by the well appointed family bathroom/WC.

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

The carefully planned landscaped gardens benefit from a high degree of privacy and include an artificial lawn alongside a paved terrace which is ideal for entertaining during the summer months. Externally to the front there is provision for EV charging and off road parking for two cars within the wide block paved driveway. At the rear remotely operated hardwood gates lead onto a covered parking area and attached garage with remotely operated door.

The area is well placed for access to local transport links including the surrounding network of motorways and Manchester International Airport. Timperley village is a little over half a mile distance to the north and the more comprehensive shopping centre of Altrincham is approximately one mile to the west. The property also lies within the catchment area of highly regarded primary and secondary schools.

In conclusion, probably one of the finest bungalows available in this locality and ready for immediate occupation with early possession.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Hardwood front door with opaque glazed insert. Decorative tiled floor. External light point.

ENTRANCE HALL

Loft access hatch. Wood effect tiled floor. Coved cornice.

LIVING/DINING KITCHEN

30'6" x 29'1" (9.30m x 8.86m)

Planned to incorporate:

KITCHEN

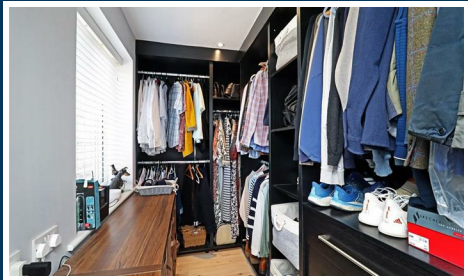
Fitted with contemporary high gloss white/wood effect wall and base units beneath polished granite work-surfaces/up-stands and 1 1/2 bowl under-mount sink with mixer tap. Integrated NEFF appliances include a double electric fan oven/grill, microwave oven, four zone induction hob with matching splash-back and stainless steel chimney cooker hood above, larger fridge, freezer and dishwasher. Integrated wine cooler. Provision for a wall mounted flat-screen television. Velux window. Large format tiled floor. Recessed LED lighting. Coved cornice.

DINING AREA

Double glazed bi-folding windows to the paved rear terrace. Opaque leaded effect PVCu double glazed door to the side. Leaded effect PVCu double glazed oriel bay window to the side. Hardwood flooring. Recessed LED lighting. Coved cornice.

LIVING AREA

Remotely operated wall mounted living flame gas fire. Wide leaded effect PVCu double glazed window to the rear. Hardwood flooring. Recessed LED lighting. Coved cornice.



BEDROOM ONE

14'6" x 11'11" (4.42m x 3.63m)

Mirror fronted doors to a concealed dressing table with space for media above. PVCu double glazed bay window to the front with built-in seating and drawers beneath. Wood effect tiled floor. Coved cornice.

DRESSING ROOM

9'2" x 5'8" (2.79m x 1.73m)

Fitted with hanging rails, shelving and drawers. Leaded effect PVCu double glazed window to the front. Wood effect tiled floor. Recessed LED lighting.

EN SUITE SHOWER ROOM/WC

9'2" x 5'10" (2.79m x 1.78m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Deep walk-in shower with glass screen and thermostatic rain shower plus handheld attachment. Concealed utility area with space for an automatic washing machine and tumble dryer. Illuminated mirror with shaver point. Opaque leaded effect PVCu double glazed window to the side. Partially tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

14'5" x 12' (4.39m x 3.66m)

Fitted with a four door range of wardrobes containing hanging rails and shelving, twin pedestal dressing table flanked by mirror fronted wardrobes containing hanging rails with cupboards above and recess for a double bed flanked by bedside tables with cupboards above. PVCu double glazed bay window to the front. Wood effect tiled floor. Coved cornice.

BEDROOM THREE

10'10" x 9'9" (3.30m x 2.97m)

A double bedroom currently used as an office with PVCu double glazed window to the side and wood effect tiled floor.

BATHROOM/WC

7'3" x 7'1" (2.21m x 2.16m)

Fitted with a white/chrome suite comprising L-shaped panelled bath with mixer tap plus thermostatic shower and screen above, vanity wash basin with mixer tap and WC with concealed cistern. Tiled surrounds. Velux window. Large format tiled floor. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

GARAGE

10'7" x 9'6" (3.23m x 2.90m)

Remotely operated roller door. Wall mounted gas central heating boiler. Light, water and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

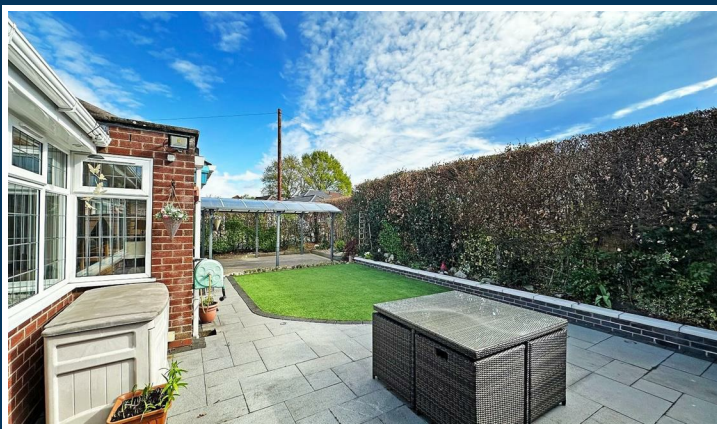
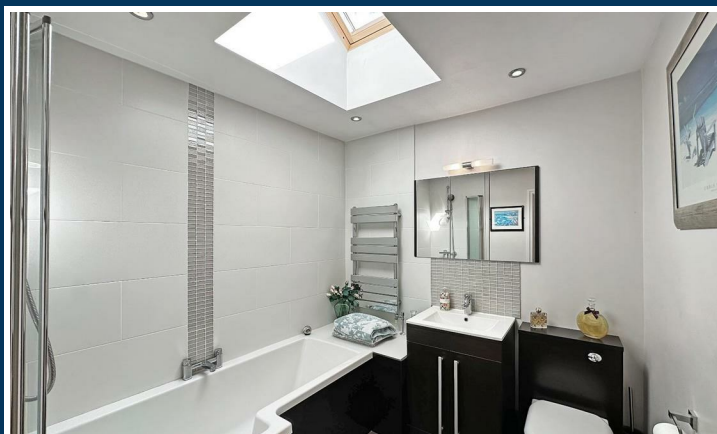
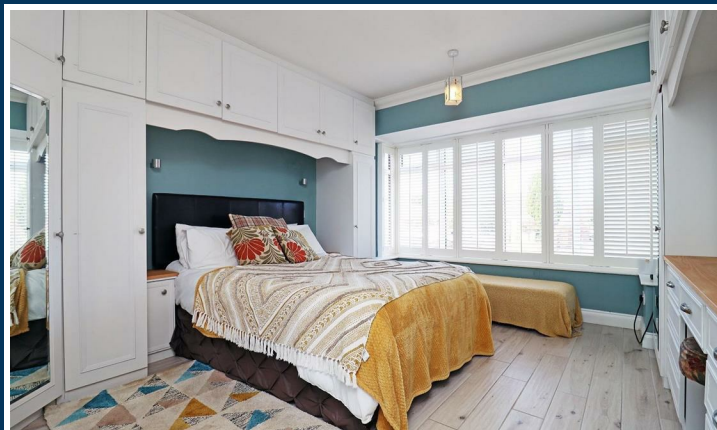
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band E.

NOTE

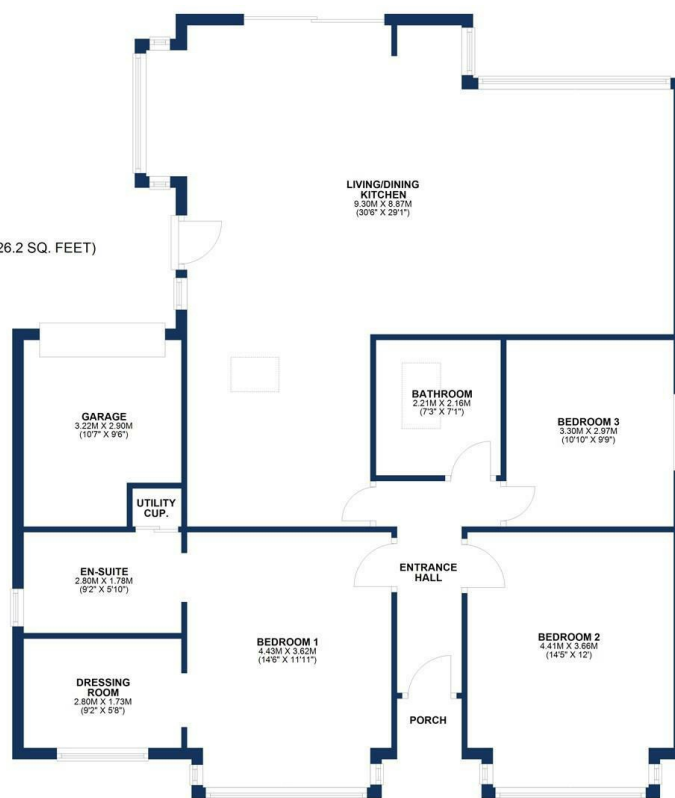
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 132.5 SQ. METRES (1426.2 SQ. FEET)

Floorplan for illustrative purposes only



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