



105 BLOOMSBURY LANE | TIMPERLEY

OFFERS OVER £475,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb extended semi detached family home in a sought after location within walking distance of Timperley village centre. The well presented accommodation briefly comprises entrance hall, living room, full width lounge/dining room with glass panelled doors to dining kitchen, master bedroom with en suite bathroom, plus 2 further double bedrooms and bathroom/WC . Off road parking to the front and side plus lawned gardens and patio seating area to the rear. Home office with light and power and with separate utility area off. Viewing is essential.



**POSTCODE: WA15 6NS**

## DESCRIPTION

A superbly proportioned traditional semi detached family home ideally positioned within the catchment area of highly regarded primary and secondary schools and also within walking distance of Timperley village centre.

The property has already been extended to create superb living space which needs to be seen to be appreciated. The entrance hall leads on to the separate living to the front whilst to the rear there is a full width lounge/dining room with double doors leading to a covered patio seating area to the side. Double glass panelled doors then lead on to the dining kitchen which in turn leads on to a further patio seating area with lawned gardens beyond.

To the first floor there are three excellent double bedrooms the master benefitting from an en suite bathroom. The remaining bedrooms are served by the family bathroom/WC.

To the front of the property double gates lead to the driveway providing off road parking. Further gates then lead to a covered patio seating area. To the rear there is a paved seating area accessed via the dining kitchen with lawned gardens beyond.

In conclusion, a superb home and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Opaque double glazed window to the front.. Natural wood flooring. Dado rail. Radiator. Staircase to first floor. Understairs storage area.

#### LIVING ROOM

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

With a focal point of a living flame gas fire with granite surround and hearth. Wood flooring. Double glazed bay window to the front. Television aerial point. Ceiling cornice. Radiator.

#### LOUNGE/DINING ROOM

**17'1" x 11'10" (5.21 x 3.61)**

With a focal point of a living flame gas fire with stone effect surround and hearth. Wood flooring. Television aerial point. Radiator. PVCu double glazed double doors to covered seating area to the side. Storage cupboard housing the Worcester combination boiler. Double glass panelled doors to;

#### DINING KITCHEN

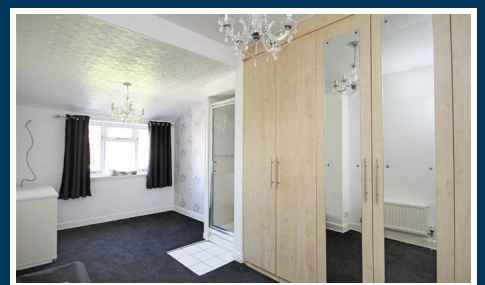
**17'1" x 11'3" (5.21 x 3.43)**

With a comprehensive range of wall and base units with contrasting work surfaces over incorporating a stainless steel sink unit. Space for range oven. Integrated fridge/freezer, Integrated dishwasher. Plumbing for washing machine. Stainless steel splashback and extractor hood. Tiled floor. Radiator. Television aerial point. PVCu double glazed window to the rear. Ample space for dining suite. Doors to the rear gardens.

### FIRST FLOOR

#### LANDING

Opaque double glazed window to the side. Dado rail.



## BEDROOM ONE

14'8" x 9'5" (4.47 x 2.87)

With fitted wardrobes and drawers. Corner double glazed window. Radiator. Television aerial point.

## EN SUITE

With a suite comprising Jacuzzi bath with mixer shower, vanity wash basin and WC. Tiled walls and floor. Double glazed windows to the rear and corner. Extractor fan.

## BEDROOM TWO

18'6" x 10'0" (5.64 x 3.05)

Double glazed window overlooking the rear gardens. Tiled shower cubicle. Fitted wardrobes. Television aerial point. Radiator.

## BEDROOM THREE

12'3" x 10'3" (3.73 x 3.12)

Double glazed bay window to the front. Radiator. Television aerial point. Access hatch to;

Loft room (10'10" x 10'11") with pull down ladder, light and power, eaves storage, Velux window and radiator.

## BATHROOM

6'10" x 6'2" (2.08 x 1.88)

With a suite comprising panelled bath with mixer shower, vanity wash basin and WC. Tiled walls and floor. Chrome heated towel rail. Underfloor heating. Recessed low voltage lighting.

## OUTSIDE

### HOME OFFICE

11'11" x 8'6" (3.63 x 2.59)

An insulated home office with light and power, data points, double glazed windows to each side. Alarm.

### UTILITY AREA

8'6" x 4'2" (2.59 x 1.27)

Work surface incorporating a sink unit with drainer. Plumbing for washing machine. Space for dryer.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

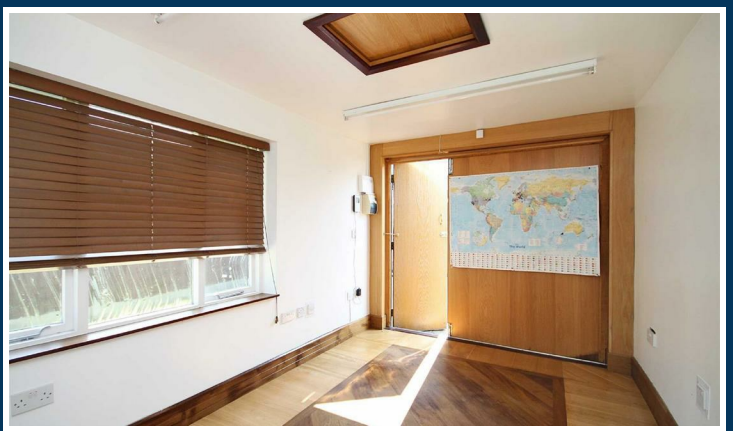
Currently Trafford Borough Council Band C.

## 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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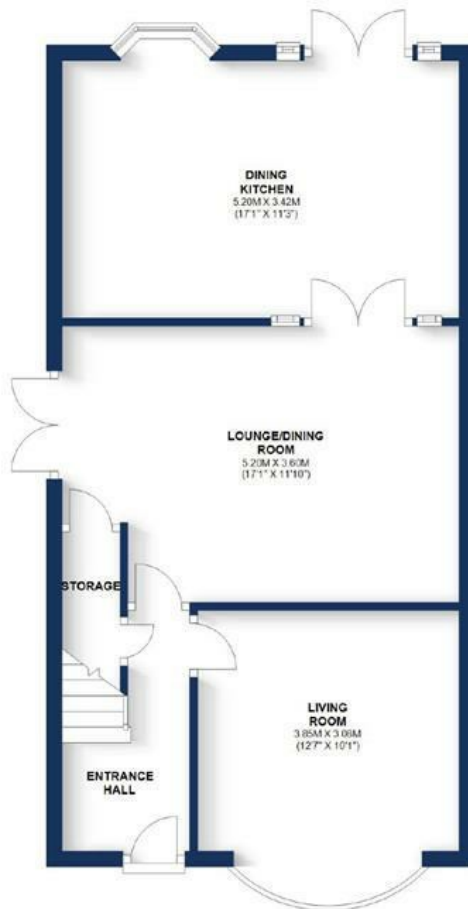




TOTAL AREA: APPROX. 119.8 SQ. METRES (1289.1 SQ. FEET)

Floorplans For Illustrative Purposes Only

**GROUND FLOOR**  
APPROX. 65.9 SQ. METRES (709.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 53.4 SQ. METRES (575.0 SQ. FEET)



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