



19 BLOOMSBURY GROVE | TIMPERLEY

£450,000

NO ONWARD CHAIN A superbly proportioned and presented semi detached dormer bungalow in an excellent cul de sac location within walking distance of Timperley village and with views towards playing fields at the rear. The accommodation briefly comprises entrance vestibule, entrance hall, front sitting room plus separate dining room to the rear with double doors leading onto the gardens, fitted kitchen, bedroom with fitted wardrobes plus bathroom/WC and to the first floor there is a further bedroom and access to large eaves storage. Off road parking to the front within the driveway with adjacent lawned gardens and garage to the rear. To the rear the gardens incorporate a patio seating area with delightful lawns beyond. 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 presented to a high standard.

The accommodation is approached via an entrance vestibule to the side which leads onto the entrance hallway which provides access to all ground floor rooms. Towards the front of the property is a large sitting room with a focal point of a raised living flame gas fire whilst to the rear there is a separate dining room with PVCu double glazed double doors leading onto the attractive rear garden. Also towards the rear of the property is a fitted kitchen with high gloss wall and base units and space for all appliances and door to the side. The ground floor accommodation is completed by the double bedroom and bathroom/WC. To the first floor there is a further double bedroom and access to a large eaves storage area which also houses the central heating boiler.

Externally to the front of the property the driveway provides off road parking and benefits from adjacent lawned gardens. The driveway continues to the side leading to the garage at the rear. To the rear is a patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy with views towards school playing fields.

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

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

ENTRANCE HALL

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

LIVING ROOM

15'11" x 11'10" (4.85m x 3.61m)

With PVCu double glazed window to the front. Raised living flame gas fire. Radiator. Television aerial point. Telephone point.

SITTING/DINING ROOM

14'4" x 11'10" (4.37m x 3.61m)

With PVCu double glazed double doors leading onto the rear gardens. Radiator. Access to under stairs storage cupboard. Television aerial point.

KITCHEN

9'11" x 9'6" (3.02m x 2.90m)

Fitted with a range of high gloss wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side driveway. Radiator.



BEDROOM 1

10'6" x 9'5" (3.20m x 2.87m)

With PVCu double glazed window to the front. Radiator. Television aerial point.

SHOWER ROOM

7'1" x 6'1" (2.16m x 1.85m)

With suite comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Radiator. Half tiled walls.

FIRST FLOOR

LANDING

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

BEDROOM 2

12'0" x 11'0" (3.66m x 3.35m)

PVCu double glazed window to the front. Radiator.

OUTSIDE

GARAGE AND WORKSHOP COMPRISING

GARAGE

16'7" x 8'3" (5.05m x 2.51m)

With double doors to the front plus light and power.

WORKSHOP

9'6" x 8'3" (2.90m x 2.51m)

With door and window to the side.

To the front of the property the driveway provides off road parking and has adjacent lawned gardens. To the rear is a patio seating area with delightful lawned gardens beyond with fence borders and views towards school playing fields.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

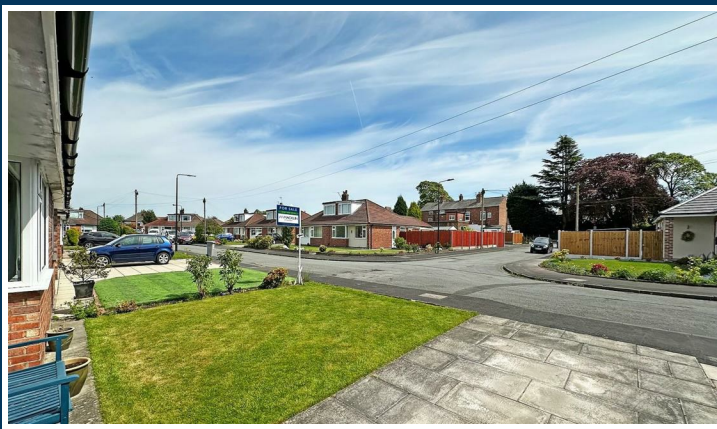
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TENURE

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. 88.1 SQ. METRES (948.5 SQ. FEET)



FIRST FLOOR
APPROX. 44.9 SQ. METRES (483.7 SQ. FEET)



TOTAL AREA: APPROX. 133.1 SQ. METRES (1432.2 SQ. FEET)
Figures for illustrative purposes only



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