



112 GROVE LANE | TIMPERLEY

£425,000

NO ONWARD CHAIN A deceptively spacious attractive end of terrace cottage in an ideal location within walking distance of Timperley village centre and also The Willows School and Wellington School. The well proportioned accommodation is well presented throughout and briefly comprises enclosed porch, impressive open plan sitting/dining room with log burner, fitted kitchen with access to the rear gardens. To the first floor there are two double bedrooms each serviced by an en suite shower room/WC. The shared driveway leads the off road parking with carport. The gardens incorporate a patio seating area with superb lawns beyond all extending to 140ft and with a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the character and charm on offer.

POSTCODE: WA15 6PL

DESCRIPTION

Viewing is imperative to be able to appreciate the character and charm of this end terraced cottage ideally located within walking distance of Timperley village centre and within easy reach of The Willows Primary School and Wellington School.

The accommodation is superbly proportioned throughout and approached via an enclosed porch to the front. There is an impressive open plan sitting/dining room which has a focal point of log burning stove set upon a tiled hearth. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of white units and with door providing access to the rear courtyard with gardens beyond.

To the first floor there are two excellent double bedrooms both benefitting from fitted wardrobes and en suite shower rooms.

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

To the front of the property the shared driveway benefits from adjacent lawned gardens and continues to the rear leading to the private off road parking with car port. The rear courtyard and lawned gardens extend to approximately 140ft, have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor. Dual aspect windows. glass panelled door to;

OPEN PLAN SITTING / DINING ROOM

24'4" x 12'11" (7.42m x 3.94m)

An impressive open plan living space with a focal point of log burning stove set upon a tiled hearth. PVCu double glazed bay window to the front and PVCu double glazed window to the rear. Two radiators. Television aerial point. Telephone point.

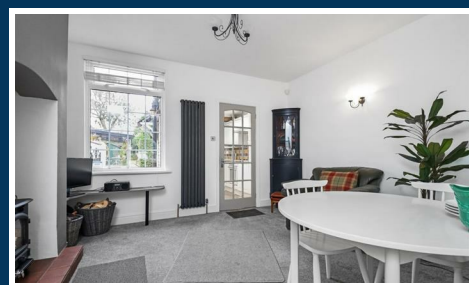
KITCHEN

13'6" x 6'10" (4.11m x 2.08m)

With a comprehensive range of white wall and base units incorporating a Franke sink unit with drainer. Integrated oven/grill plus four ring electric hob. Integrated fridge and freezer. Plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. PVCu double glazed windows to the side and rear plus two Velux windows also. PVCu double glazed door provides access to the rear. Recessed low voltage lighting. Plinth heating. Exposed beam ceiling.

FIRST FLOOR

LANDING



BEDROOM ONE

13'0" x 10'11" (3.96m x 3.33m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the rear. Radiator.

EN SUITE

8'2" x 6'10" (2.49m x 2.08m)

Fitted with a white suite with chrome fittings comprising corner tiled shower enclosure, pedestal wash basin and WC. Opaque PVCu double glazed window to the side plus Velux window. Part tiled walls. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13'0" x 9'10" (3.96m x 3.00m)

With mirror fronted fitted wardrobes. PVCu double glazed window to the front. Radiator.

EN SUITE

6'8" x 3'11" (2.03m x 1.19m)

With a white suite with chrome fittings comprising tiled shower enclosure, wash basin and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property there is a shared driveway with adjacent lawned garden with mature hedge borders. Beyond the driveway to the rear is a private parking area with car port. Immediately to the rear and accessed via the kitchen is a paved courtyard with delightful lawned gardens beyond all extending to approximately 140ft. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day. There is also a useful Cedar summer house.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

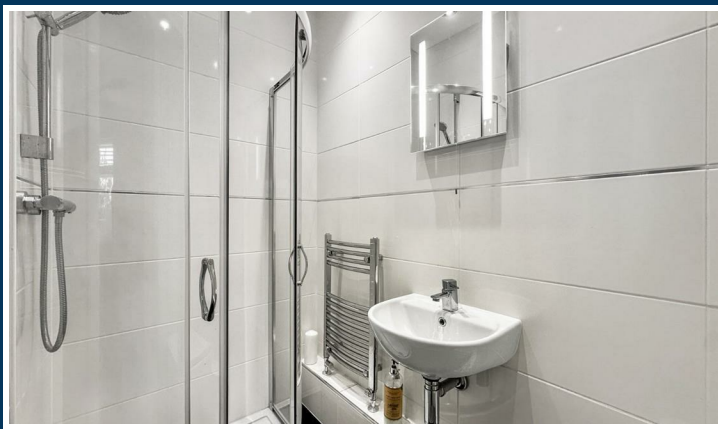
Trafford Borough Council Band 'D'

TENURE

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

NOTE

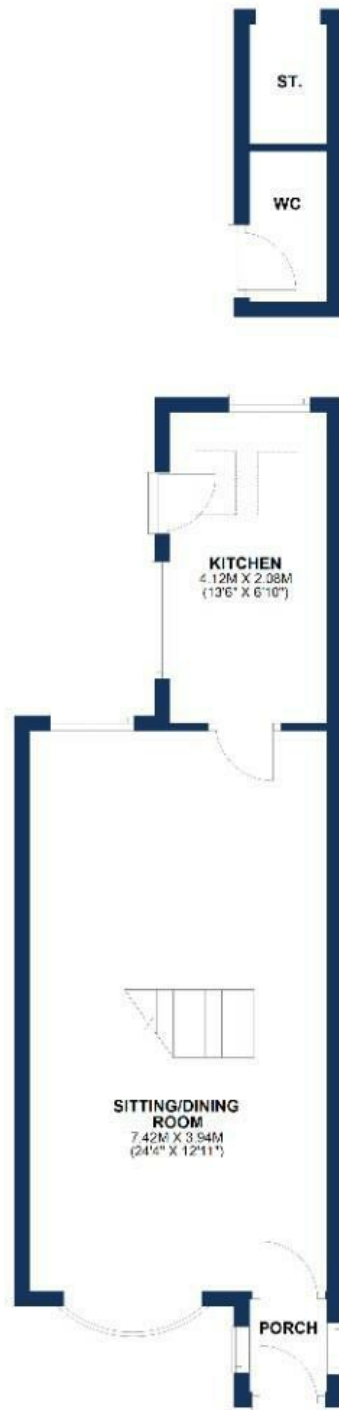
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 43.4 SQ. METRES (467.0 SQ. FEET)



TOTAL AREA: APPROX. 78.0 SQ. METRES (839.2 SQ. FEET)

Floor plan for illustrative purposes only

FIRST FLOOR

APPROX. 34.6 SQ. METRES (372.2 SQ. FEET)



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