



RESIDE
STOCKPORT

39 Clay Lane
Timperley, WA15 7AF
Asking Price £645,000



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Reside Stockport is delighted to present this well-proportioned three-bedroom detached family home

The property is discreetly set back from the road with a spacious driveway offering ample parking for several vehicles, and mature hedging ensuring privacy. Ideally situated, Clay Lane is surrounded by picturesque green spaces and lies within close proximity to Hale Country Club and Bowdon Rugby Club.

The property also benefits from being within the catchment area for the highly regarded Cloverlea Primary School and is just a short walk from Timperley Village, which offers an excellent selection of cafes, bars, restaurants, and superb transport links.

The ground floor of this charming home briefly comprises an impressive open-plan lounge/dining area, featuring bifold doors that lead to the side of the property. The country-style kitchen is equipped with Velux windows and integrated appliances, creating a light-filled and functional space. Additionally, there is a generously sized reception room with patio doors, a third bedroom, and a contemporary family bathroom.

On the first floor, you'll find two bright and airy bedrooms, each with vaulted ceilings, as well as a modern shower room.

Externally, the rear garden features a large lawned area with scenic views, providing an ideal space for outdoor entertaining.

This property offers a harmonious blend of space, style, and convenience, ideal for family living, viewing is highly recommended in order to fully appreciate this exceptional





property and all it has to offer and also to appreciate its beautiful location on the edge of the countryside but within easy reach of Timperley, Hale, Hale Barns and Manchester Airport.

- Four Bedroom Detached Home
- Parking For Several Cars
- Circa 1925 sqft
- Catchment Area for Cloverlea Primary School
- Two Reception Rooms
- Scenic Views
- EPC Rating E
- Council Tax Band F
- Large beautiful garden
- Superb location on the edge of countryside



Floor Plan

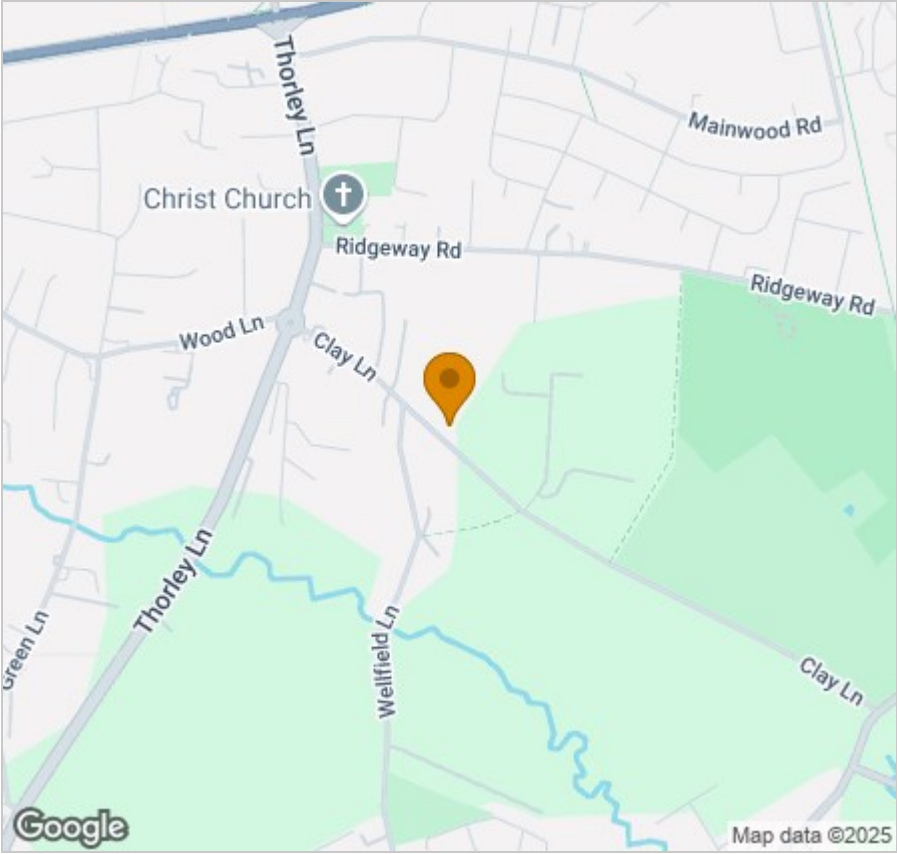


Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

