



**14 GROVE LANE | TIMPERLEY**

**OFFERS OVER £600,000**

Viewing is essential to appreciate the standard of presentation and proportions of the accommodation within this ideally located family home. The accommodation briefly comprises welcoming entrance hall, cloakroom/WC, front sitting room, open plan living dining kitchen with quality integrated appliances and bi fold doors to the extensive rear gardens, three bedrooms and family bathroom/WC to the first floor. Off road parking to the front and access to the garage. The gardens are a particular feature benefitting from a southerly aspect and with views over school fields.

**POSTCODE: WA15 6PX**

## **DESCRIPTION**

Viewing really is imperative to appreciate the standard of accommodation on offer within this extended and updated family home in an ideal location within walking distance of the village centre, the Metrolink station at Navigation Road and also The Willows primary school and Wellington School.

The accommodation is approached via a large welcoming entrance hall with Moduleo herringbone flooring and providing access to the cloakroom/WC. Towards the front of the property is a separate sitting room with a focal point of a cast iron fireplace and solid oak flooring. Towards the rear of the property is an impressive open plan living dining kitchen with modern units with quartz work surfaces and a range of quality integrated appliances. The living area benefits from a focal point of a cast iron solid fuel burner set upon a slate hearth. There are bi folding doors leading onto the paved patio terrace and extensive lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC fitted with a new contemporary white suite with chrome fittings.

Externally there is off road parking within the flagged driveway which continues to the side leading to the garage at the rear. Towards the rear is a flagged patio seating area with delightful lawned gardens beyond which need to be seen to be appreciated and benefit from a southerly aspect to enjoy the sun all day and with views over school fields.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Composite leaded and stained effect glass panelled front door. PVCu double glazed window to the side with leaded and stained effect top light. Plantation shutter. Ceiling cornice. Picture rail. Moduleo herringbone flooring. Recessed low voltage lighting. Understairs storage cupboard. Spindle balustrade staircase to first floor. Two column radiators.

#### **CLOAKROOM**

Fitted with a suite comprising WC and vanity unit. White column radiator. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

#### **SITTING ROOM**

With a focal point of a cast iron fireplace. Solid oak flooring. PVCu double glazed bay window to the front with leaded and stained effect top lights. Plantation shutters. Picture rail. Ceiling cornice. Radiator. Television aerial point.

### **OPEN PLAN LIVING DINING KITCHEN COMPRISING**

#### **LIVING AREA**

With a focal point of a cast iron solid fuel burner set upon a slate hearth. Television aerial point Picture rail. Ceiling cornice. Opening to:

#### **L SHAPED DINING KITCHEN**

With a comprehensive range of modern wall and base units with contrasting quartz work surfaces over incorporating 1 1/2 bowl stainless steel sink unit. Integrated oven/grill plus combination microwave oven and 4 ring hob with stainless steel extractor hood all by Neff. Integrated dishwasher and washing machine by AEG. Space for American style fridge freezer. Double glazed window to the rear. Bi folding doors provide access to the south facing rear gardens. Three Velux windows to the rear. Ample space for dining suite. Moduleo herringbone flooring. Radiator.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the side with leaded and stained effect top light. Plantation shutter. Loft access hatch.

### BEDROOM 1

With PVCu double glazed window overlooking the rear garden. Focal point of a cast iron fireplace. Radiator. Television aerial point. Fitted wardrobes.

### BEDROOM 2

PVCu double glazed window with leaded and stained effect top lights to the front. Fitted wardrobes. Radiator. Television aerial point. Picture rail.

### BEDROOM 3

With PVCu double glazed window to the front with leaded and stained effect top lights. Radiator.

### BATHROOM

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower, WC and vanity wash basin. Opaque PVCu double glazed window to the side. Plantation shutter. Recessed low voltage lighting. Extractor fan. Airing cupboard housing Worcester combination gas central heating boiler. Tiled walls. Feature wall with niche and column radiator.

### OUTSIDE

To the front of the property the flagged drive provides off road parking and continues to the side leading to the garage at the rear.

To the rear is a flagged patio seating area accessed via the open plan living dining kitchen with extensive lawned gardens beyond which benefit from a southerly aspect to enjoy the sun all day, including feature gazebo for dining at the end of the garden.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

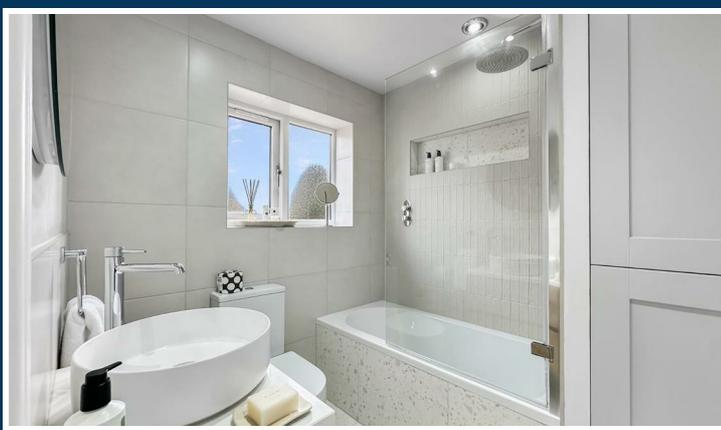
Band D.

### TENURE

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

### NOTE

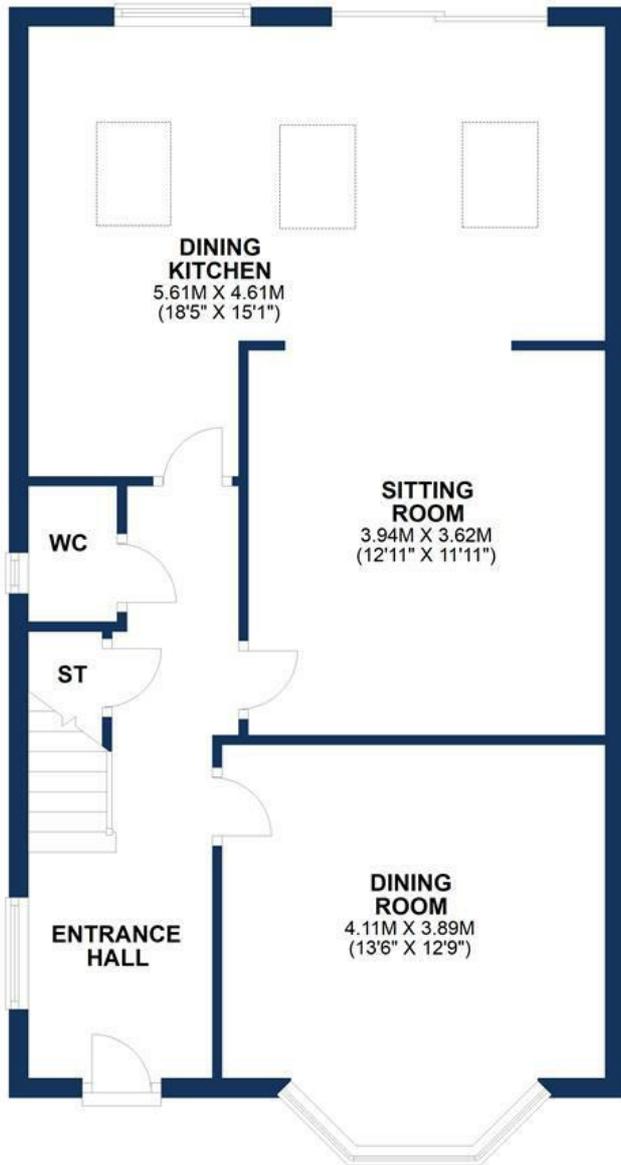
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 63.5 SQ. METRES (683.8 SQ. FEET)



## FIRST FLOOR

APPROX. 43.7 SQ. METRES (470.1 SQ. FEET)



TOTAL AREA: APPROX. 107.2 SQ. METRES (1153.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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