



8 LANGHAM GROVE | TIMPERLEY

OFFERS IN THE REGION OF £500,000

NO ONWARD CHAIN A superb semi detached family home within easy reach of Timperley village centre with delightful south facing gardens at the rear. The recently extended and modernised accommodation briefly comprises entrance hall, bay fronted dining room, extended sitting room to the rear with double doors leading onto the rear gardens, impressive open plan dining kitchen with double doors to the rear gardens and access to an adjacent utility/WC, three bedrooms and family bathroom/WC to the first floor. Externally there is off road parking within the driveway whilst to the rear is a patio seating area with artificial lawns beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day. There is the added benefit of a detached garage also. Viewing is highly recommended.

POSTCODE: WA15 6DU

DESCRIPTION

A traditional semi detached family home in a sought after location beautifully maintained and presented throughout and extended to provide well proportioned living space which needs to be seen to be appreciated. The property has been through a recent programme of modernisation including the extension, fitted kitchen, boiler and consumer unit, plus new patio doors to the rear and composite gate to the side.

The accommodation is approached via the welcoming entrance hall which provides access onto the bay fronted dining room. Towards the rear the sitting room has been extended to provide a superb reception room with double doors leading onto the south facing patio seating area with lawned gardens beyond. Also to the rear is an extended open plan dining kitchen with a range of integrated appliances and again with double doors leading onto the south facing rear gardens and the added benefit of an adjacent separate utility room/WC. To the first floor there are three well proportioned bedrooms all serviced by the family bathroom/WC which has been recently fitted with a modern white suite with chrome fittings.

Externally there is off road parking within the driveway to the front and gated access to the rear. Towards the rear and accessed via the dining kitchen and sitting room is a patio seating area with gardens beyond laid with artificial lawn and adjacent well stocked flower beds all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of a detached garage to the rear with double doors to the front and light and power.

The property is well placed being in the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the accommodation and gardens on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite glass panelled front door. Radiator. Spindle balustrade staircase to first floor. Under stairs storage cupboard.

DINING ROOM

12'0" x 11'5" (3.66m x 3.48m)

PVCu double glazed bay window to the front with plantation shutters. Stripped floorboards. Radiator.

SITTING ROOM

16'10" x 10'10" (5.13m x 3.30m)

With PVCu double glazed door to the south facing rear gardens. Wall mounted electric fire. Stripped floorboards. Radiator. Television aerial point.

DINING KITCHEN

18'1" x 13'3" (5.51m x 4.04m)

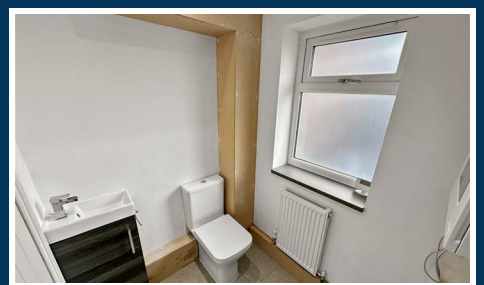
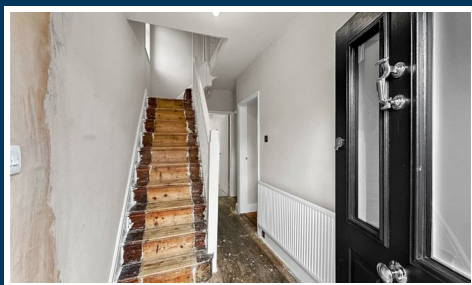
The kitchen is newly fitted with a comprehensive range of handmade made-to-measure black wall and base units with contrasting work surfaces over incorporating a Belfast style sink unit. Space for Range oven. New integrated appliances include fridge/freezer and dishwasher. Extractor hood. Ample space for dining suite. Radiator. Tiled floor. PVCu double glazed window to the rear. Two Velux windows to the rear. PVCu double glazed double doors provide access to the south facing rear gardens. There is also the added benefit of wiring in place for an air conditioning unit.

UTILITY/WC

5'11" x 4'10" (1.80m x 1.47m)

With WC and vanity wash basin. Wall mounted Glow Worm combination gas central heating boiler. Tiled floor. Opaque PVCu double glazed window to the front. Extractor fan. Recessed low voltage lighting. Plumbing for washing machine.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

12'2" x 10'9" (3.71m x 3.28m)

With PVCu double glazed bay window to the front with plantation shutters. Stripped floorboards. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 2

11'11" x 10'10" (3.63m x 3.30m)

With PVCu double glazed window to the rear overlooking the gardens. Stripped floorboards. Radiator.

BEDROOM 3

7'1" x 6'0" (2.16m x 1.83m)

PVCu double glazed window to the front with plantation shutters. Stripped floorboards. Radiator.

BATHROOM

8'6" x 5'9" (2.59m x 1.75m)

Having been recently taken back to brick, redesigned and completed with luxury tiles and fitted with a contemporary white suite with chrome fittings comprising bath, tiled shower enclosure, WC and vanity wash basin. Tiled walls and floor. Heated towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the rear.

OUTSIDE

GARAGE

With double doors to the front. Light and power.

To the front of the property the driveway provides off road parking and access to the side leading to the rear.

To the rear and accessed via the dining kitchen and sitting room is a patio seating area with gardens beyond laid with artificial grass with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of an external water feed and power points.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

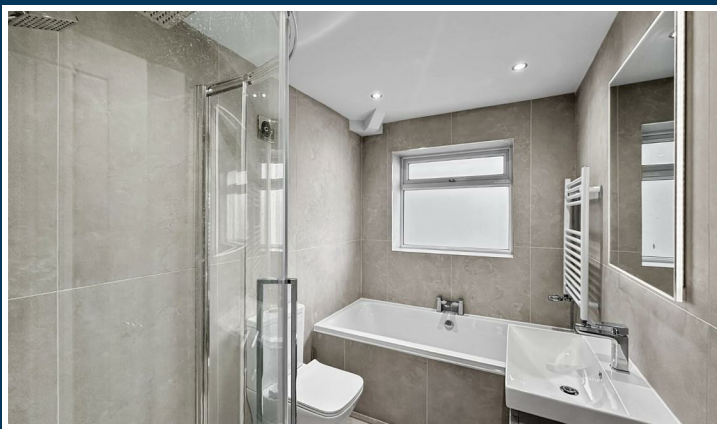
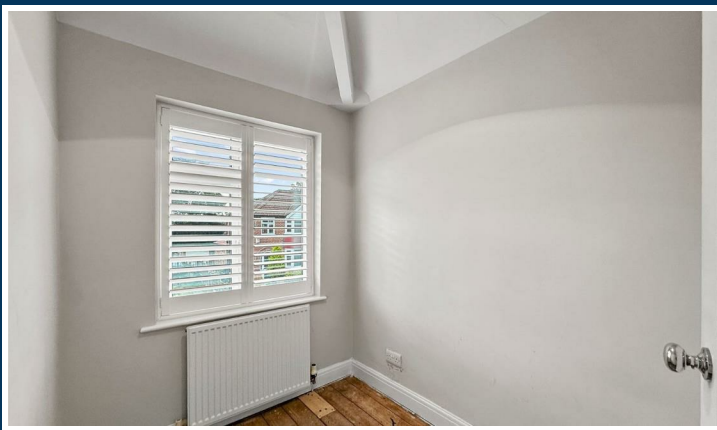
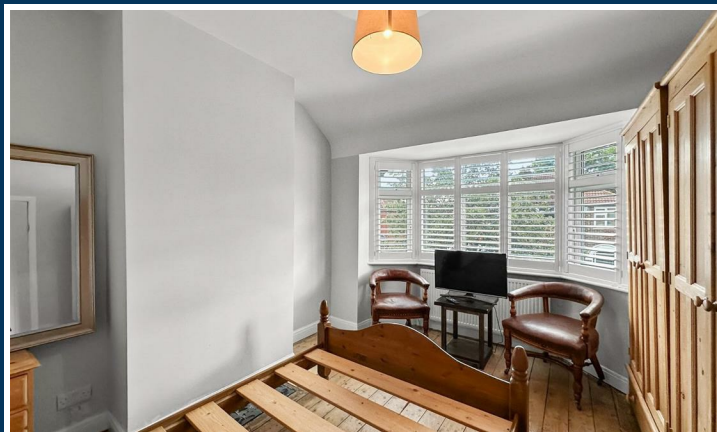
Trafford Band "C"

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. 60.7 SQ. METRES (652.9 SQ. FEET)



FIRST FLOOR

APPROX. 36.3 SQ. METRES (390.7 SQ. FEET)



TOTAL AREA: APPROX. 97.0 SQ. METRES (1043.6 SQ. FEET)

Floorplan for illustrative purposes only



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