



**93 HEYES LANE | TIMPERLEY**

**£475,000**

A beautiful period terraced property in a sought after location which has been extended and re-modelled in recent years and needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, bay fronted living room, separate dining room to the rear with door onto the rear courtyard with gardens beyond plus opening onto the fitted kitchen which in turn opens onto the rear conservatory which provides access to the cloakroom/WC and separate utility. To the first floor there are three bedrooms and bathroom/WC and the loft has been converted to provide a further bedroom with fitted storage and overlooking the rear gardens. Attractive courtyard gardens to the front whilst to the rear is a paved patio seating area with lawned gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun.

POSTCODE: WA15 6EH

## DESCRIPTION

This charming late Victoria terrace house is ideally positioned close to Timperley Village Centre and within the catchment area of highly regarded Primary and Secondary schools and with Heyes Lane Primary School on the doorstep. There are local shops available on Heyes Lane and Woodhouse Lane East and Timperley Metrolink station is close by providing a commuter service into Manchester.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted living room with a focal point of a log burning stove with tiled insert and hearth and stripped floorboards. Beyond the living room is a separate dining room again with a focal point of a log burning stove and fitted storage cupboard and with door leading onto the rear gardens. The kitchen is modern with a selection of quality integrated appliances and space for a range oven. The kitchen opens on to the rear conservatory with doors to beautiful gardens with a Westerly aspect to enjoy the afternoon and evening sun. The ground floor accommodation is completed by the cloakroom/WC and separate utility room.

To the first floor there are three bedrooms and family bathroom/WC. From the landing a staircase provides access to the converted loft creating a third double bedroom with an exposed chimney breast and fitted wardrobes.

To the front of the property there is a gated courtyard garden. To the rear there is a patio seating accessed via the conservatory and dining room, with delightful lawned gardens beyond. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

To conclude, a superbly proportioned family home, ideally positioned and with plenty of character and charm.

Viewing is essential.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With glass panelled hardwood front door with opaque leaded and stained glass top light. Dado rail. Radiator. Stairs to first floor.

#### LIVING ROOM

**13'8" x 12'0" (4.17 x 3.66)**

With PVCu double glazed bay window to the front. Log burning stove with tiled insert and hearth with fitted alcove shelving to the side. Picture rail. Radiator. Television aerial point. Telephone point. Stripped floorboards

#### DINING ROOM

**12'7" x 12'5" (3.84 x 3.78)**

With a focal point of solid fuel burner with tiled hearth. Fitted storage cupboard. PVCu door to the rear gardens. Laminate wood flooring. Radiator. Understairs storage cupboard.

#### KITCHEN

**13'3" x 8'11" (4.04 x 2.72)**

Fitted with a comprehensive range of wall and base units with quartz work surfaces above incorporating a twin enamel Belfast style sink unit. Matching quartz splashback. Space for Range oven. Integrated dishwasher. Integrated full height fridge and freezer. Integrated bin store. Cupboard housing Worcester combination gas central heating boiler. PVCu double glazed window to the side. Radiator. Recessed low voltage lighting. Door to:

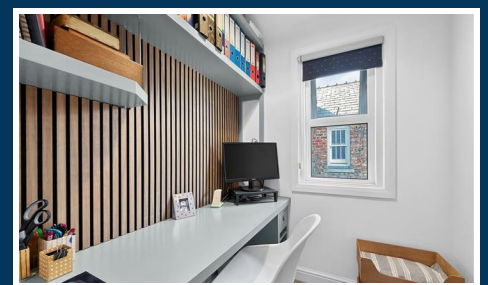
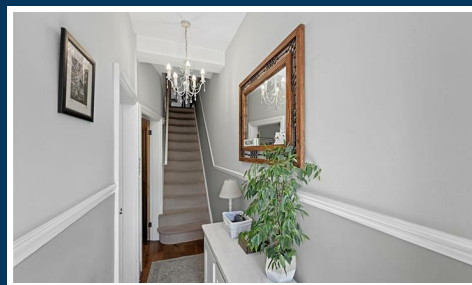
#### CONSERVATORY

**16'3" x 9'7" (4.95 x 2.92)**

PVCu double glazed doors to the rear gardens. Tiled roof. Radiator. Kamdean flooring. Recessed low voltage lighting.

#### UTILITY

Plumbing for washing machine. Tiled floor.



## WC

Low-level WC and vanity wash basin. Tiled floor and splashback. Recessed low voltage lighting.

## FIRST FLOOR

### LANDING

Radiator, Dado rail. Spindle balustrade staircase to second floor.

### BEDROOM ONE

15'10" x 11'0" (4.83 x 3.35)

With a focal point of a fireplace with decorative tiled insert. Two PVCu double glazed windows to the front. Fitted wardrobes and drawers. Alcove shelving. Radiator. Stripped floorboards.

### BEDROOM THREE

12'6" x 10'1" (3.81 x 3.07)

PVCu double glazed window to the rear. Cast iron fireplace. Radiator.

### BEDROOM FOUR / STUDY

6'0" x 5'8" (1.83 x 1.73)

PVCu double glazed window to the side. Radiator. Fitted desk and shelving.

### BATHROOM

8'10" x 7'1" (2.69 x 2.16)

With a white suite with chrome fittings comprising bath with mains shower over, pedestal wash basin and low-level WC. Chrome heated towel rail. Laminate wood flooring. Opaque PVCu double glazed window to the rear. Part tiled walls.

## SECOND FLOOR

### LANDING

PVCu double glazed window to the rear.

### BEDROOM TWO

12'8" x 12'1" (3.86m x 3.68m)

With a focal point of an exposed brick chimney breast. PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

## OUTSIDE

To the front there is an attractive gated Courtyard garden. To the rear there is a patio seating area with delightful lawned gardens beyond enjoying benefitting from a westerly aspect to enjoy the afternoon and evening sun. Water feed.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession on completion.

## COUNCIL TAX

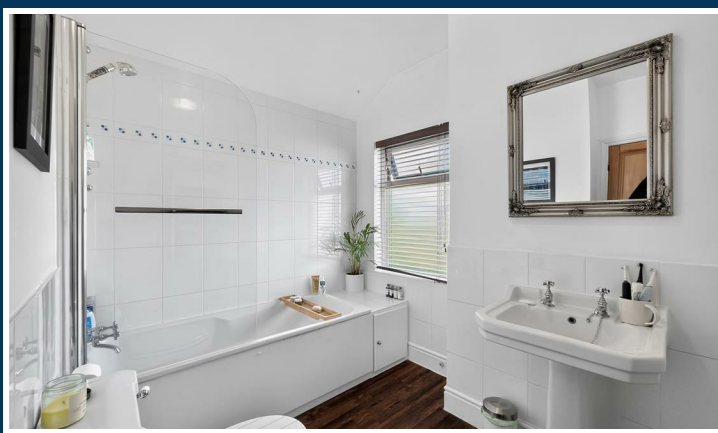
Trafford Borough Council Band C.

## TENURE

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

## NOTE

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



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### GROUND FLOOR

APPROX. 59.2 SQ. METRES (637.6 SQ. FEET)



### FIRST FLOOR

APPROX. 45.2 SQ. METRES (486.7 SQ. FEET)



### SECOND FLOOR

APPROX. 21.0 SQ. METRES (226.3 SQ. FEET)



TOTAL AREA: APPROX. 125.5 SQ. METRES (1350.6 SQ. FEET)

Illustration for illustrative purposes only



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