



56 DALE GROVE | TIMPERLEY

£475,000

*****NO ONWARD CHAIN***** An extended semi detached family home in a sought after location superbly proportioned throughout but representing an exciting opportunity to re-model to individual taste. The accommodation briefly comprises entrance hall, bay fronted sitting room plus dining room to the rear with doors onto the rear gardens, L shaped breakfast kitchen with adjacent store room and WC and access to the rear gardens, four bedrooms to the first floor with family bathroom/WC. Off road parking within the driveway to the front whilst to the rear the gardens incorporate a block paved seating area with delightful lawned gardens beyond. Ideally located within close proximity to local shops, Navigation Road Metrolink station and importantly Wellington School. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6JY

DESCRIPTION

A traditional semi detached family home that has been extended towards the side and rear to provide superbly proportioned accommodation, beautifully proportioned throughout yet representing an exciting opportunity to re-model to individual taste.

The property stands within mature gardens and incorporates a driveway to the front whilst to the rear is a block paved patio seating area with delightful lawned gardens beyond all enjoying a high degree of privacy and complete with summer house.

The accommodation is approached via a welcoming entrance hall which provides access onto the bay fronted sitting room whilst towards the rear is a separate dining room overlooking the gardens and with double doors providing access to the gardens. Also positioned towards the rear of the property is an L shaped breakfast kitchen with access to the rear gardens and also an adjacent inner hallway which provides storage and leads onto the cloakroom/WC.

To the first floor there are four bedrooms serviced by the family bathroom/WC.

The location is ideal being within easy reach of local shops on Brook Lane and Moss Lane. Navigation Road Metrolink station is close by and the property lies within the catchment area of highly regarded primary and secondary schools including Wellington School.

A fine family home with plenty of further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'3" x 6'2" (4.34m x 1.88m)

With PVCu double glazed front door. Laminate wood flooring. Spindle balustrade staircase to first floor. Dado rail. Radiator. Television aerial point. Under stairs storage cupboard.

SITTING ROOM

13'4" x 10'11" (4.06m x 3.33m)

With PVCu double glazed bay window to the front. Radiator. Dado rail. Sliding glass panelled doors to:

DINING ROOM

11'11" x 10'11" (3.63m x 3.33m)

With PVCu double glazed double doors to the rear garden. Laminate wood flooring. Dado rail. Radiator. Ceiling cornice.

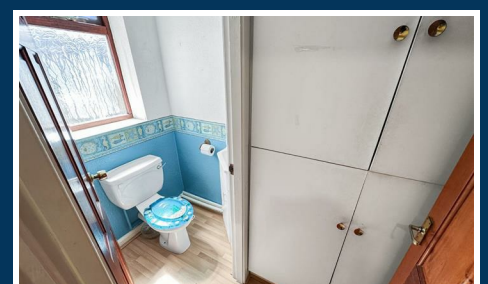
BREAKFAST KITCHEN

17'1" x 11'0" (5.21m x 3.35m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating Belfast style sink unit. Integrated double oven/grill plus four ring gas hob with extractor hood over. Space for fridge and freezer plus space for dryer and plumbing for washing machine. Tiled splashback. Timber framed double glazed window overlooking the rear garden. Door provides access to the rear gardens. Laminate wood flooring. Radiator.

INNER HALLWAY

Laminate wood flooring. Cupboard housing combination gas central heating boiler.



WC

With WC and vanity wash basin. Opaque timber framed double glazed window to the front. Laminate wood flooring. Radiator.

FIRST FLOOR

LANDING

Opaque window to the side. Dado rail. Loft access hatch. Radiator.

BEDROOM 1

13'4" x 10'11" (4.06m x 3.33m)

With PVCu double glazed bay window to the front. Laminate wood flooring. Fitted wardrobes. Radiator. Telephone point. Dado rail.

BEDROOM 2

11'11" x 10'11" (3.63m x 3.33m)

With timber framed double glazed window to the rear overlooking the gardens. Radiator.

BEDROOM 3

11'0" x 8'5" (3.35m x 2.57m)

With timber framed double glazed window to the rear. Fitted wardrobes. Radiator.

BEDROOM 4

6'9" x 6'2" (2.06m x 1.88m)

PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BATHROOM

8'4" x 7'11" (2.54m x 2.41m)

Fitted with a suite comprising panelled bath with mixer shower, tiled shower cubicle, wash hand basin and WC. Tiled walls. Opaque window to the front. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

To the front of the property the drive provides off road parking and there is gated access towards the side. To the rear the gardens incorporate a block paved patio seating area with delightful lawned gardens beyond with well stocked flower beds all enjoying a high degree of privacy. There is the added benefit of a summer house within the garden and also an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford 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.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

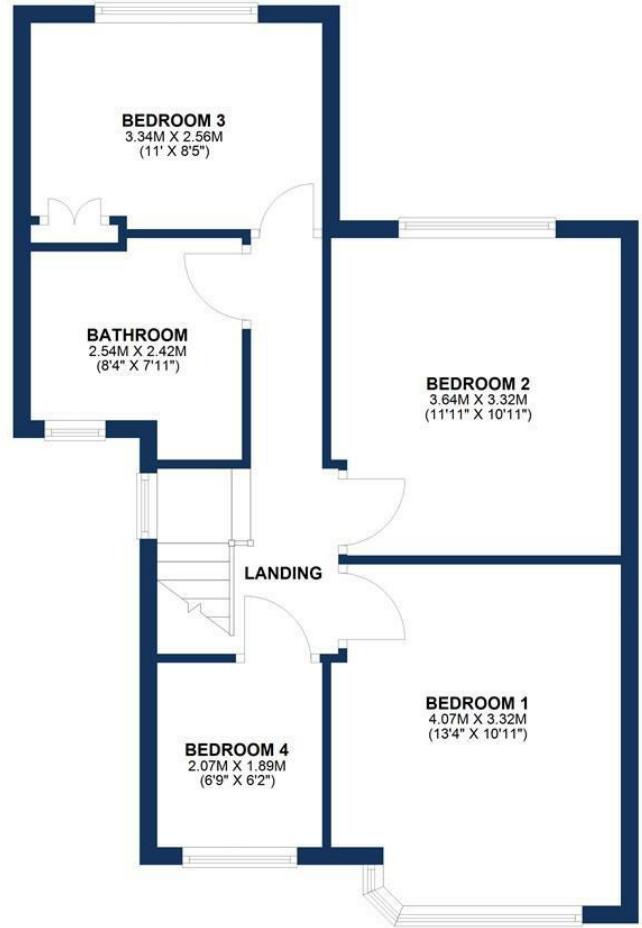
GROUND FLOOR

APPROX. 50.8 SQ. METRES (546.4 SQ. FEET)



FIRST FLOOR

APPROX. 50.1 SQ. METRES (539.0 SQ. FEET)



TOTAL AREA: APPROX. 100.8 SQ. METRES (1085.5 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM