



## 19 LANGHAM GROVE | TIMPERLEY

OFFERS OVER £400,000

\*\*\*NO ONWARD CHAIN\*\*\* A superb opportunity to purchase a semi detached family home within easy reach of Timperley village centre requiring full modernisation but with scope to extend into extensive grounds subject to the relevant permission being obtained. The accommodation briefly comprises recessed porch, entrance hall, bay fronted dining room, rear sitting room overlooking the gardens, morning room leading onto the kitchen which provides access to the side. Three bedrooms and bathroom with separate WC. To the front of the property the driveway provides off road parking and access to the attached garage. To the side and rear there are extensive gardens laid mainly to lawn which need to be seen to be appreciated.

An exciting opportunity to re-model to individual taste and viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 6DY

## DESCRIPTION

A traditional semi detached family home in a sought after location presenting any prospective purchaser with the opportunity to re-model and extend to individual taste and subject to the relevant permissions being obtained.

The accommodation is approached via a recessed porch leading onto the entrance hall which leads onto the bay fronted dining room whilst to the rear there is a separate sitting room overlooking the gardens. The ground floor accommodation is completed by the morning room leading onto the fitted kitchen again overlooking the rear gardens and with access to the side. To the first floor there are three bedrooms and bathroom with separate WC.

To the front of the property double gates lead onto the driveway which provides off road parking and access to the attached garage and has adjacent lawned gardens with well stocked flowerbeds. To the side and rear there is a patio seating area with extensive lawned gardens beyond which need to be seen to be appreciated.

The property is well placed being within 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 potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Understairs storage cupboard.

#### DINING ROOM

12'3" x 11'4" (3.73m x 3.45m)

PVCu double glazed window to the front. Fireplace with tiled hearth. Radiator. Telephone point.

#### SITTING ROOM

11'11" x 10'9" (3.63m x 3.28m)

PVCu double glazed window overlooking the rear garden. Living flame gas fire with marble effect insert and hearth. Television aerial point. Telephone point. Radiator.

#### MORNING ROOM

9'1" x 6'0" (2.77m x 1.83m)

PVCu double glazed window to the side. Radiator. Tiled floor. Television aerial point.

#### KITCHEN

8'7" x 6'7" (2.62m x 2.01m)

With range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Gas central heating boiler. Space for cooker. Plumbing for washing machine. Tiled splashback. PVCu double glazed door and window to the side.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

### BEDROOM 1

12'0" x 10'9" (3.66m x 3.28m)

With PVCu double glazed bay window to the front. Tiled fireplace and hearth. Radiator.

### BEDROOM 2

11'10" x 10'9" (3.61m x 3.28m)

With fitted wardrobes plus overhead cupboard and bedside cabinets. PVCu double glazed window overlooking the rear garden. Tiled fireplace and hearth. Radiator.

### BEDROOM 3

6'10" x 6'2" (2.08m x 1.88m)

With PVCu double glazed window to the front. Radiator.

### BATHROOM

6'1" x 6'0" (1.85m x 1.83m)

With tiled shower cubicle with electric shower and pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Airing cupboard housing hot water cylinder. Radiator. Tiled walls.

### SEPARATE WC

With WC and opaque PVCu double glazed window to the side.

### OUTSIDE

#### GARAGE

16'0" x 8'4" (4.88m x 2.54m)

With double doors to the front. Light and power. Door and window to the rear.

To the front of the property double gates lead onto the driveway which provides off road parking and has an adjacent lawned garden with well stocked flowerbeds and fence borders.

Immediately to the side and rear is a patio seating area with extensive lawned gardens beyond. There is a lean to store at the rear. External water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

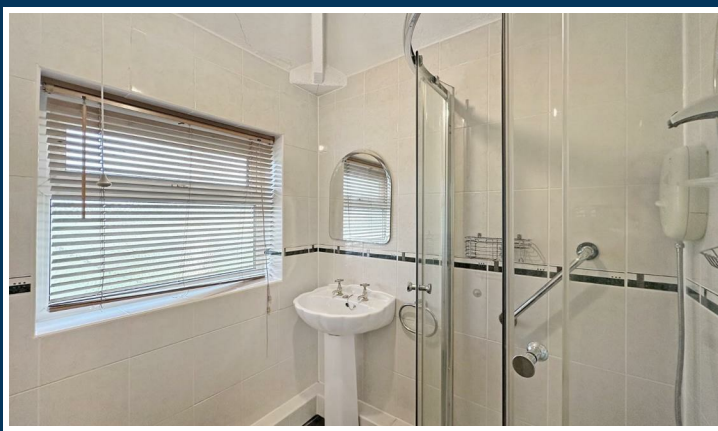
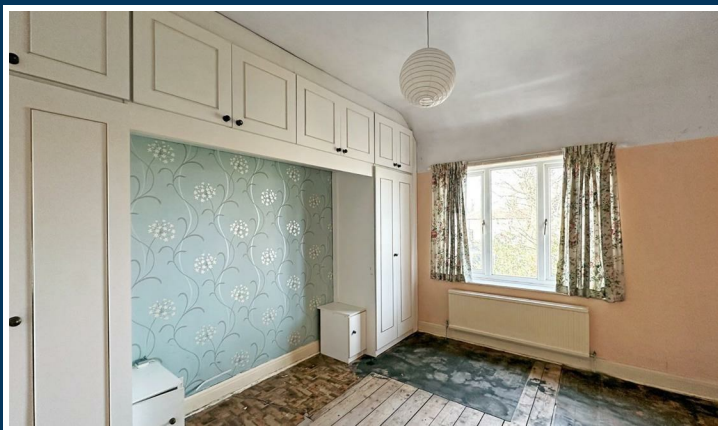
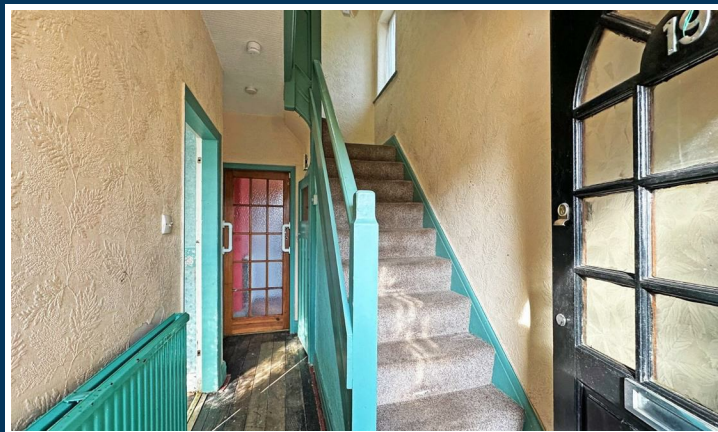
Trafford Band "C"

### TENURE

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

### NOTE

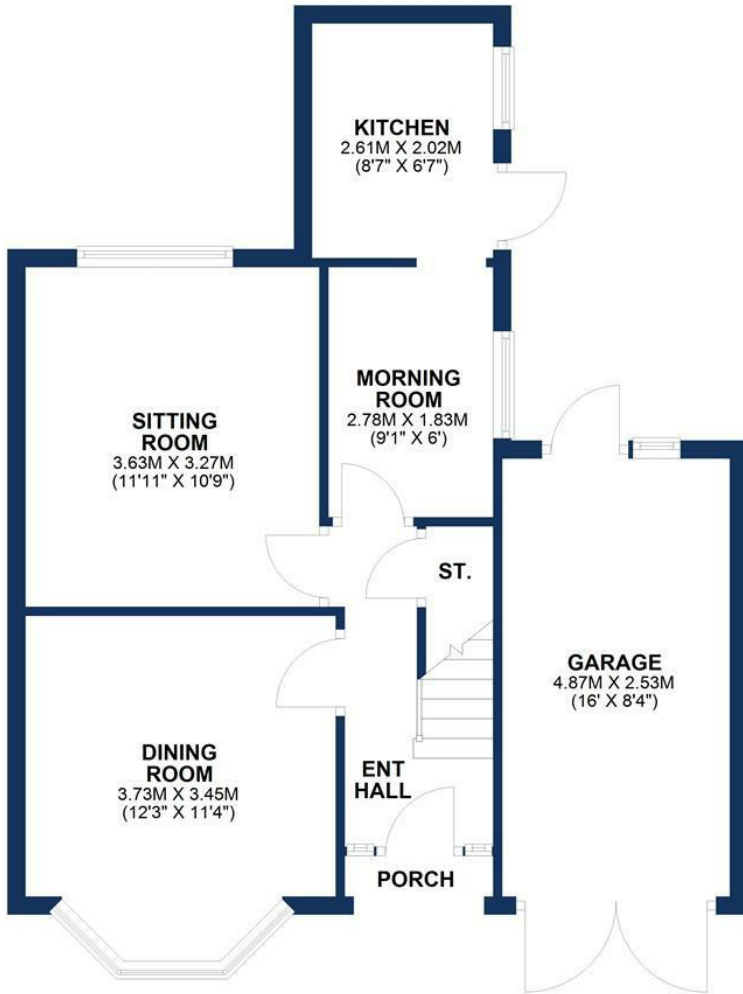
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 55.1 SQ. METRES (592.8 SQ. FEET)



## FIRST FLOOR

APPROX. 36.8 SQ. METRES (396.1 SQ. FEET)



TOTAL AREA: APPROX. 91.9 SQ. METRES (988.9 SQ. FEET)

Floorplan for illustrative purposes only



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