IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









61 THORLEY LANE | TIMPERLEY

£525,000

*** NO ONWARD CHAIN*** A superb opportunity to acquire a detached true bungalow in an ideal location close to Timperley village centre and occupying an enviable corner plot. The accommodation is superbly proportioned throughout and briefly comprises large enclosed porch leading onto the welcoming entrance hall with fitted cloaks cupboard. Positioned toward the front of the property there is a versatile room which is currently used as a sitting room but could be a third bedroom to one side whilst to the other is the principal bedroom with fitted wardrobes, whilst bedroom 2 is positioned towards the rear and also benefits from a fitted wardrobe. Also positioned toward the rear of the property is an open plan living/dining area overlooking the side and rear gardens and with archway leading onto the kitchen fitted with a comprehensive range of light wood units and with access to the rear gardens. Externally there are gardens to three sides and the driveway towards the rear provides off road parking and access to the attached garage. Viewing is highly recommended.

POSTCODE: WA15 7BA

DESCRIPTION

Set well back from the carriageway the property stands within mature gardens to three sides and the rear gardens benefitting from a southerly aspect to enjoy the sun all day. There are superb lawns to three sides with well stocked flowerbeds and screened by a variety of mature trees and shrubs. The location is also ideal for local shops in Timperley village and with the more comprehensive shopping centre of Altrincham a little over a mile distant.

The accommodation is superbly proportioned and presented throughout and is versatile and could be used as a three bedroom bungalow. The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall with fitted storage cupboard. Positioned to the front of the property there is a separate sitting room with bay window to the front and this room could be used as a third bedroom. Positioned towards the rear of the property is an open plan living/dining room with bay window to the side overlooking the gardens and with an archway to the kitchen. The kitchen is fitted with a comprehensive range of light wood units and also provides access to the south facing rear gardens. The accommodation is then completed by a bay fronted principal bedroom with fitted wardrobes and second double bedroom also with fitted wardrobes towards the rear. Both bedrooms are serviced by the bathroom/WC.

Externally to the front of the property there is gated pedestrian access leading to a block paved path and flanked by lawned gardens with well stocked flowerbeds which continue to the side. Also to the side is the driveway providing off road parking and access to the garage and to the rear the gardens are paved with an adjacent lawn all benefitting from a southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Glass panelled hardwood front door. Tiled floor.

ENTRANCE HALLWAY
Glass panelled door. Laminate flooring. Picture rail. Radiator. Cloaks cupboard.

SITTING ROOM/BEDROOM 3
14'7" x 11'10" (4.45m x 3.61m)
Previously used a sitting room but could be utilised as a third bedroom. With lead effect PVCu double glazed bay window to the front. Living flame gas fire with marble effect insert and hearth. Two lead effect PVCu double glazed windows to the side. Ceiling cornice. Radiator. Television aerial point. Telephone point.

LIVING/DINING AREA
18'8" x 13'6" (5.69m x 4.11m)
With lead effect PVCu double glazed bay window overlooking the gardens to the side and additional lead effect PVCu double glazed window overlooking the gardens to the rear. Radiator. Ceiling cornice. Loft access hatch. Television aerial point. Telephone point. Archway to:







KITCHEN
14'0" x 9'11" (4.27m x 3.02m)
Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring ceramic hob with extractor hood over. Space for fridge freezer. Integrated dishwasher. Tiled floor and splashback. Dual aspect lead effect PVCu double glazed windows. Door provides access to the south facing rear gardens. Recessed low voltage lighting.

BEDROOM 1
14'7" x 12'0" (4.45m x 3.66m)
With lead effect PVCu double glazed window to the front. Mirror fronted fitted wardrobes. Ceiling cornice. Radiator.

BEDROOM 2
11'11" x 9'9" (3.63m x 2.97m)
With lead effect PVCu double glazed window to the rear. Radiator. Fitted wardrobe.

SHOWER ROOM
7'1" x 6'0" (2.16m x 1.83m)
Fitted with a contemporary white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Tiled walls and floor.

OUTSIDE

GARAGE
With up and over door to the front. Light and power. Wall mounted combination gas central heating boiler. Plumbing for washing machine.

To the front of the property there is gated pedestrian access to a block paved footpath which is flanked by lawned gardens and well stocked flowerbeds and continues to the side. The driveway to the side of Hargreaves Road provides off road parking and access to the garage and there is gated access to the rear gardens. Immediately to the rear is a block paved seating area with adjacent lawned gardens all benefitting from a southerly aspect to enjoy the sun all day. There is also the added benefit of an external water feed.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "D"

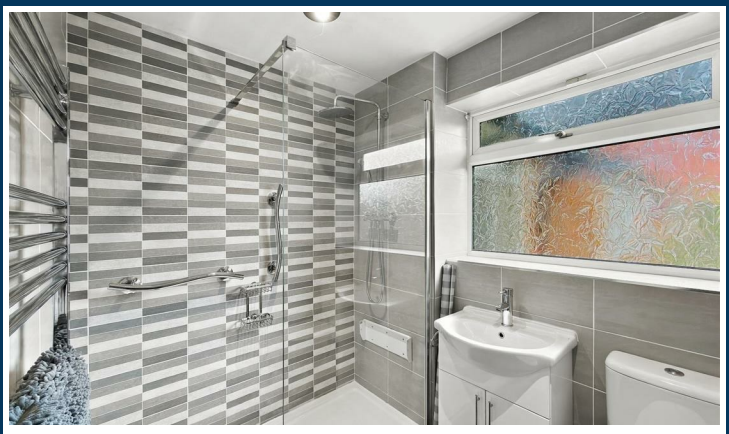
TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

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

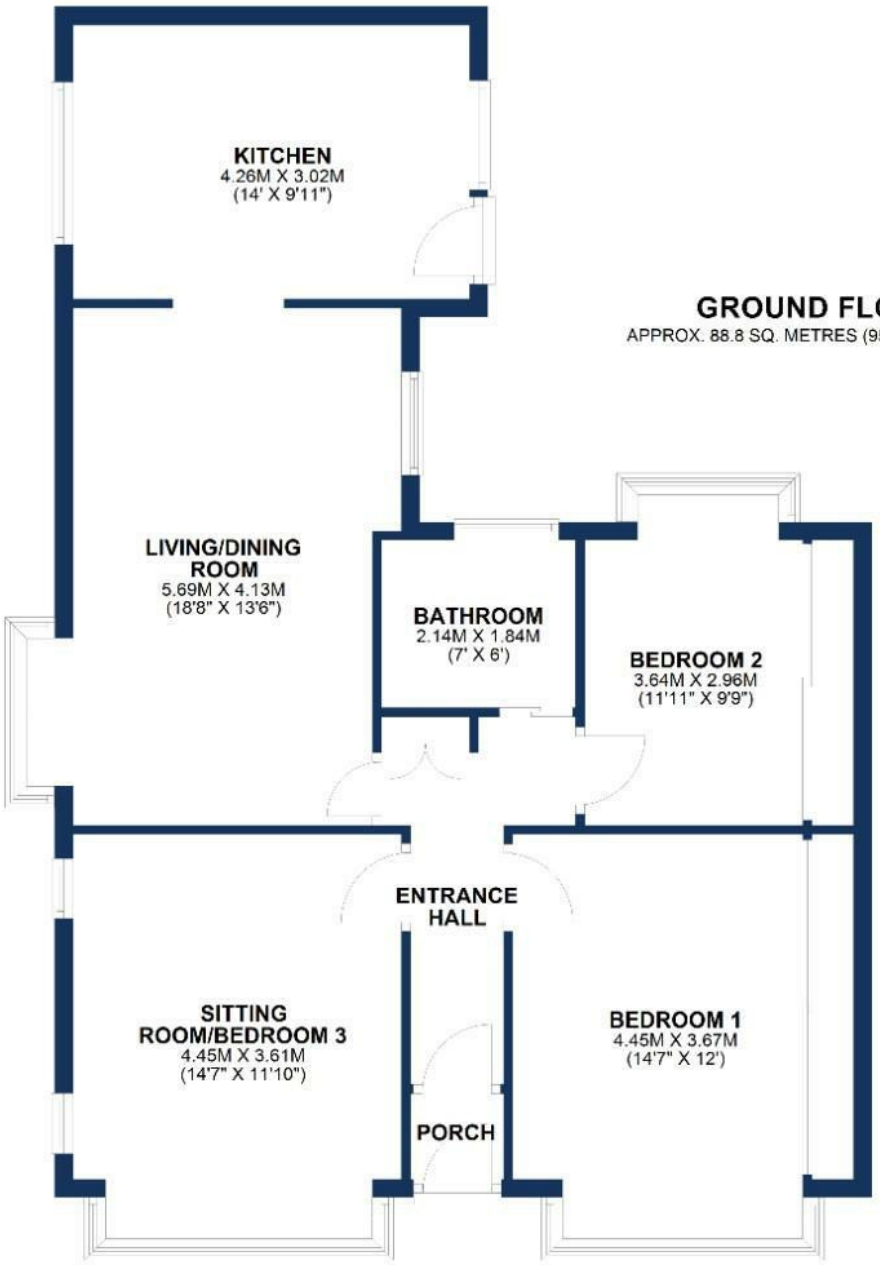








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TOTAL AREA: APPROX. 88.8 SQ. METRES (955.3 SQ. FEET)

Floorplan for illustrative purposes only

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