



53 HEYES LANE | TIMPERLEY

£1,295,000

A beautiful Victorian semi detached family home which has been fully modernised and extended in recent years to create superbly proportioned living space fitted to a high standard and viewing is essential to appreciate it. The accommodation is arranged over four floors and briefly comprises, entrance hall, front sitting room, central family room leading onto an impressive open plan living dining kitchen with adjacent cloakroom/WC and larder, cellars converted to create separate cinema room, utility and shower room/WC. To the 1st floor there is a double bedroom/en suite shower room, two further bedrooms and family bathroom/WC. To the 2nd floor is the principal bedroom with adjacent dressing room and en suite and the accommodation is completed by the fifth bedroom. To the front of the property the driveway provides off road parking and access to the detached garage. To the rear the gardens incorporate gravelled and flagged seating areas with extensive lawns beyond. An exceptional property which simply has to be seen to be appreciated.

POSTCODE: WA15 6DZ

DESCRIPTION

This substantial semi detached Victorian family home is typical of the era with rooms of generous size and with tall ceilings and has been fully modernised in recent years to create a truly impressive property with accommodation arranged over 4 floors.

Beautifully presented throughout the accommodation is approached via a recessed porch which leads onto the entrance hall which in turn leads onto the front sitting room with a focal point of a period fireplace. To the centre of the property is a family room with a cast iron solid fuel burner with flagged hearth and timber mantle and with crittall style sliding doors leading to an inner hallway with impressive open plan living dining kitchen beyond. The kitchen is fitted by Kemp with a comprehensive range of attractive units, quality integrated appliances and central island with breakfast bar. Sliding doors to the rear lead to the extensive gardens. The ground floor accommodation is completed by the cloakroom/WC and the separate larder.

The cellars have been converted to create additional living space by way of a cinema room plus separate utility and shower room/WC.

To the first floor there is a double bedroom with an en-suite shower room/WC and on this floor there are 2 further bedrooms serviced by the impressive family bathroom/WC fitted with a contemporary white Roca suite with contrasting black fittings. To the second floor is the principal suite with double bedroom with Juliet balcony, adjacent dressing room and en suite shower room/WC. The accommodation is completed by the fifth bedroom.

Externally to the front of the property a large driveway provides off road parking and access to the garage. There is gate access to the rear gardens. The rear gardens are a particular feature providing two separate seating areas with extensive lawned gardens beyond all with a high degree of privacy and a Westerly aspect to enjoy the sun for the majority of the day.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools. There are local shops on Heyes Lane and Woodhouse Lane East and with Timperley village centre close by.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With composite glass panelled front door. Attractive tiled floor. Cornice. Dado rail. Stairs to first floor. Radiator.

SITTING ROOM

14'0" x 11'7" (4.27m x 3.53m)

With a focal point of a period style fireplace with tiled hearth. PVCu double glazed bay window to the front and opaque leaded window to the side. Cornice. Picture rail. Natural wood flooring. Two radiators.

FAMILY ROOM

18'4" x 17'6" (5.59m x 5.33m)

With a focal point of a log burning stove set upon a flagged hearth with exposed brick recess and timber mantle. Two PVCu double glazed windows overlooking the side gardens. Natural wood parquet style flooring. Television aerial point. Access to cellars and crittall style pocket doors to;

INNER HALLWAY

Full height cloaks cupboard. Parquet style LVT flooring. Recessed low voltage lighting. Adjacent cloakroom/WC. Steps to;

OPEN PLAN LIVING DINING KITCHEN

23'1" x 21'3" (7.04m x 6.48m)

An impressive open plan area truly acting as the heart of the home fitted with a Kemp kitchen with quality integrated appliances including two ovens with warming drawers, induction hob with in-built extractor, full height fridge and freezer, dishwasher, two drinks fridges and Quooker tap. The central island provides further storage and breakfast bar. There is ample space for living and dining suites. LVT flooring throughout. Three PVCu double glazed picture windows, door to the side plus sliding doors providing access to the superb gardens. Two remote Velux windows. Adjacent separate pantry with crittall style pocket door. Recessed low voltage lighting. Two radiators.

CLOAKROOM / WC

A cloakroom area with adjacent WC with opaque PVCu double glazed window to the side and heated towel rail.

CELLARS

UTILITY ROOM

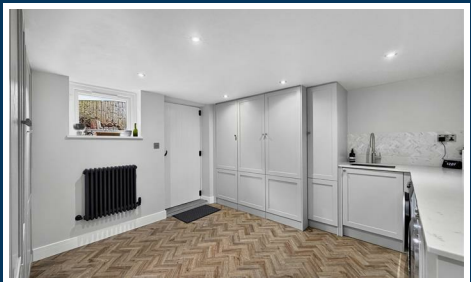
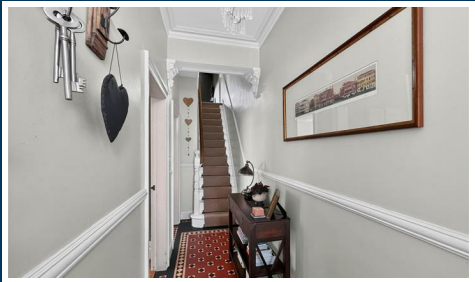
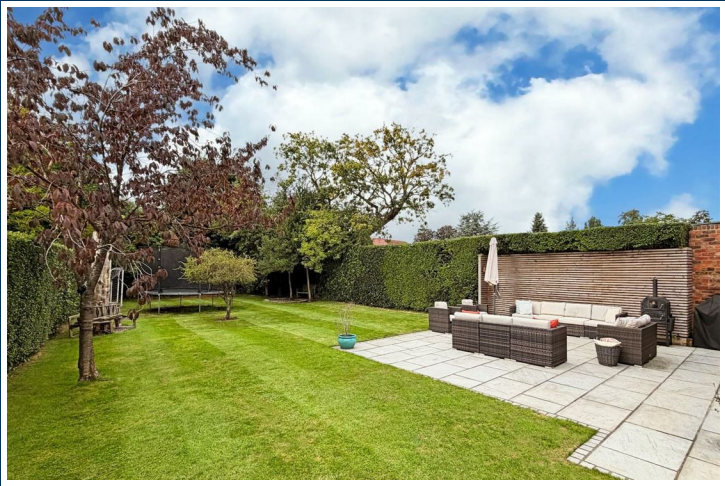
13'0" x 12'9" (3.96m x 3.89m)

Extensive range of fitted units with marble style work surfaces incorporating a sink unit with Quooker tap. The storage units also house the gas central heating system including boiler and pressurised cylinders. Parquet style LVT flooring. Plumbing for washing machine and space for dryer. Door and window to the side. Radiator. Recessed low voltage lighting. Tiled splashback.

CINEMA ROOM

14'0" x 11'0" (4.27m x 3.35m)

A superb addition to the property and with built-in speaker system. PVCu double glazed window to the front. Radiator.



SHOWER ROOM

10'11" x 3'7" (3.33m x 1.09m)

A wet room set up with fully tiled shower area, wash basin and WC. Recessed low voltage lighting. Extractor fan. Heated towel rail.

FIRST FLOOR

LANDING

Dado rail. Stairs to second floor.

BEDROOM TWO

15'10" x 12'7" (4.83m x 3.84m)

PVCu double glazed windows to the front and side. LVT flooring. Cornice. Radiator.

EN SUITE

7'5" x 3'10" (2.26m x 1.17m)

With a white suite with contrasting black fittings comprising crittall style screened shower enclosure, wash basin and WC. Tiled splashback. Recessed low voltage lighting. Extractor fan. Heated towel rail.

BEDROOM THREE

17'6" x 10'6" (5.33m x 3.20m)

PVCu double glazed window to the rear. Radiator. Adjacent study area or dressing room with PVCu double glazed window to the rear, sensored lighting and radiator.

BEDROOM FOUR

10'6" x 9'1" (3.20m x 2.77m)

PVCu double glazed window to the side. Radiator.

BATHROOM

11'1" x 9'4" (3.38m x 2.84m)

Fitted with a contemporary white Roca suite with black fittings comprising bath, tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Heated towel rail. LVT flooring. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

BEDROOM ONE

15'6" x 10'1" (4.72m x 3.07m)

A superb principal bedroom with bi-folding doors to a Juliet balcony overlooking the rear gardens. Recessed low voltage lighting. Radiator. Barn style railed door to;

DRESSING ROOM

13'6" x 10'6" maximum measurements (4.11m x 3.20m maximum measurements)

Large dressing room with recessed low voltage lighting. Further barn style railed door to;

EN SUITE

8'5" x 5'6" (2.57m x 1.68m)

With a white Roca suite with black fittings comprising shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Heated towel rail. Extractor fan. Recessed low voltage lighting.

BEDROOM FIVE

15'8" x 12'3" (4.78m x 3.73m)

PVCu double glazed window to the front. Recessed low voltage lighting. Radiator.

OUTSIDE

To the front of the property the driveway provides off road parking for several vehicles and access to the detached garage. There is gated access to the rear gardens.

The rear gardens are a particular feature offering two separate seating areas plus extensive lawned gardens with mature hedge borders and a high degree of privacy. The gardens benefit from a Westerly aspect to enjoy the sun for the majority of the day. There is also the added benefit of external power points plus hot and cold water feeds.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

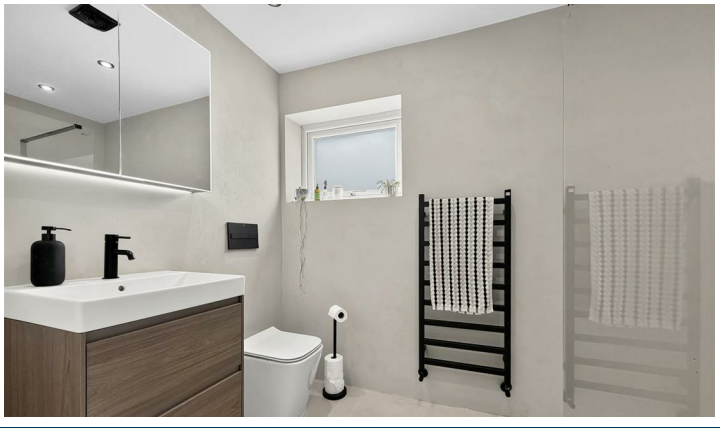
Trafford Borough Council Band E

TENURE

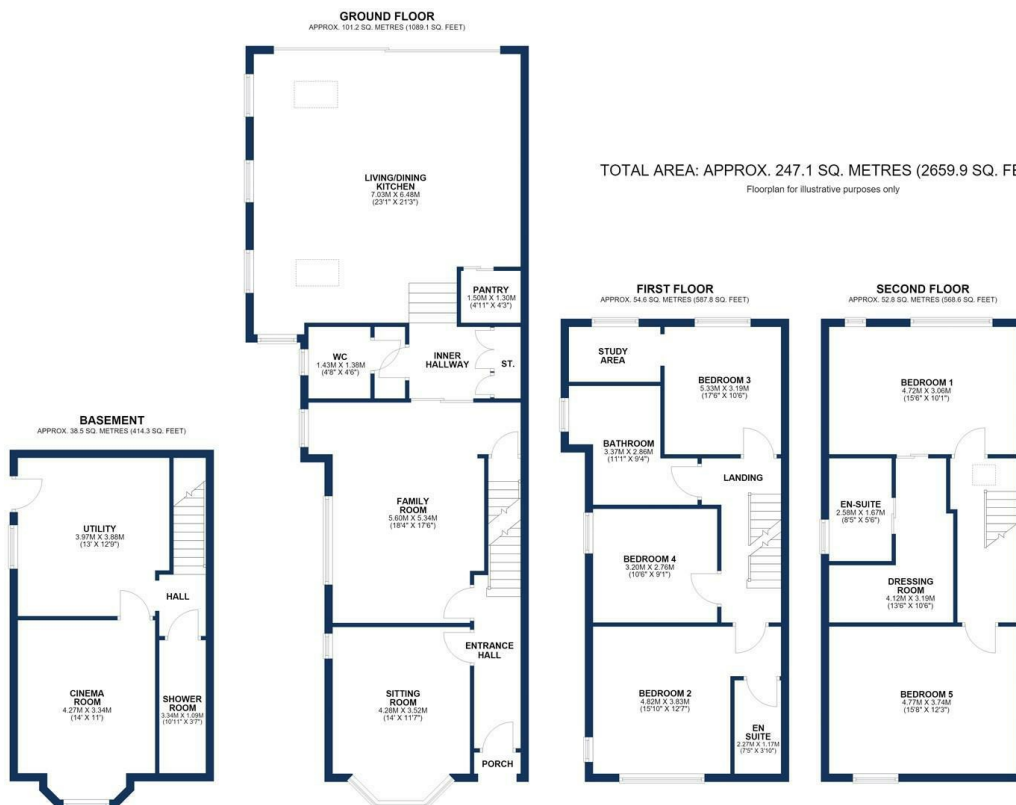
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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