



**16 THORNDALE GROVE | TIMPERLEY**

**OFFERS OVER £550,000**

**\*\*\*NO ONWARD CHAIN\*\*\*** A superbly proportioned detached true bungalow occupying an enviable position towards the head of this quiet cul de sac although ideally located within easy reach of Timperley village centre and Altrincham town centre. The accommodation briefly comprises enclosed porch, entrance hall, large sitting room with adjacent separate dining room and conservatory plus fitted kitchen with separate utility room. There are three excellent bedrooms each of which have fitted wardrobes and serviced by the bathroom/WC and an additional separate cloakroom/WC. Off road parking within the driveway which also provides access to the garage. The gardens to the side and rear are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Professionally constructed greenhouse (with brick to the lower section and glazed above) plus a garden shed. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 6SY

## DESCRIPTION

A superbly proportioned detached true bungalow offering well proportioned accommodation in an ideal location within easy reach of local shops and with the shopping centres of Timperley village and Altrincham town centre a little further distant.

The accommodation has been beautifully maintained over the years and a welcoming entrance hall provides access onto all rooms. To one side there is a large sitting room with a focal point of an exposed brick fireplace and with sliding doors leading onto the conservatory and double glass panelled doors leading onto the separate dining room. Adjacent to the dining room is the kitchen fitted with a comprehensive range of white units and with door leading to the separate utility room which in turn leads onto the rear garden. To the other side of the property there are three well proportioned bedrooms all benefitting from fitted wardrobes. The accommodation is completed by the bathroom/WC and additional separate cloakroom/WC.

Externally there is off road parking within the driveway which also provides access to the garage. The garage has light and power and has a remote roller shutter door. The gardens to the side and rear are block paved and flagged for easy maintenance with well stocked flowerbeds and benefitting from a southerly aspect to enjoy the sun all day. The garden also features a professionally constructed greenhouse (with brick to the lower section and glazed above) plus a garden shed.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer and also the plot.

## ACCOMMODATION

### ENCLOSED PORCH

Opaque PVCu double glazed door. Tiled floor.

### ENTRANCE HALL

Leaded and stained glass panelled front door. Cloaks cupboard. Radiator. Ceiling cornice. Loft access hatch.

### SITTING ROOM

**18'7 x 13'10 (5.66m x 4.22m)**

With a focal point of an exposed brick fireplace housing living flame gas fire. PVCu double glazed window to the side. Radiator. Television aerial point. Ceiling cornice. Sliding doors to the conservatory and double glass panelled doors to the dining room.

### DINING ROOM

**10'7 x 9'10 (3.23m x 3.00m)**

PVCu double glazed window to the side. Radiator. Ceiling cornice.

### KITCHEN

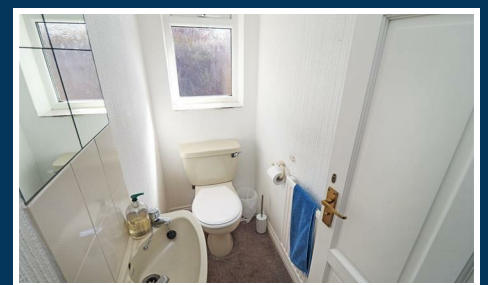
**12'6 x 9'10 (3.81m x 3.00m)**

Fitted with a comprehensive range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker. Radiator. Tiled walls. PVCu double glazed window to the rear.

### CONSERVATORY

**12'9 x 9'10 (3.89m x 3.00m)**

With double PVCu double glazed doors to the rear garden. Tiled floor. Light and power.



## UTILITY

6'7 x 5'3 (2.01m x 1.60m)

With a continuation of units from the kitchen. Plumbing for washing machine. Space for fridge freezer. Radiator. Tiled walls. PVCu double glazed door to the rear garden.

## BEDROOM 1

13'4 x 9'2 (4.06m x 2.79m)

With fitted wardrobes, bedside cabinets and dressing table. PVCu double glazed window to the front. Television aerial point. Telephone point. Radiator.

## BEDROOM 2

10'10 x 9'2 (3.30m x 2.79m)

With fitted wardrobes and matching bedside cabinets and drawers. Television aerial point. Radiator. PVCu double glazed window to the front.

## BEDROOM 3

9'1 x 9'3 (2.77m x 2.82m)

PVCu double glazed window to the rear. Fitted wardrobe and overhead cupboards. Radiator.

## BATHROOM

6'11 x 6'7 (2.11m x 2.01m)

With a tiled shower enclosure, pedestal wash hand basin and WC. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Radiator. Airing cupboard.

## CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the rear. Tiled splashback.

## OUTSIDE

### GARAGE

19'2 x 9'5 (5.84m x 2.87m)

With remote roller shutter door. Light and power. Housing the Worcester combination gas central heating boiler.

The driveway to the front provides ample off road parking, gravel bed, corner flower bed and access to the garage. To the side and rear the gardens are block paved and flagged for easy maintenance, with well stocked flowerbeds and benefitting from a southerly aspect to enjoy the sun all day. Professionally constructed greenhouse (with brick to the lower section and glazed above) plus a garden shed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

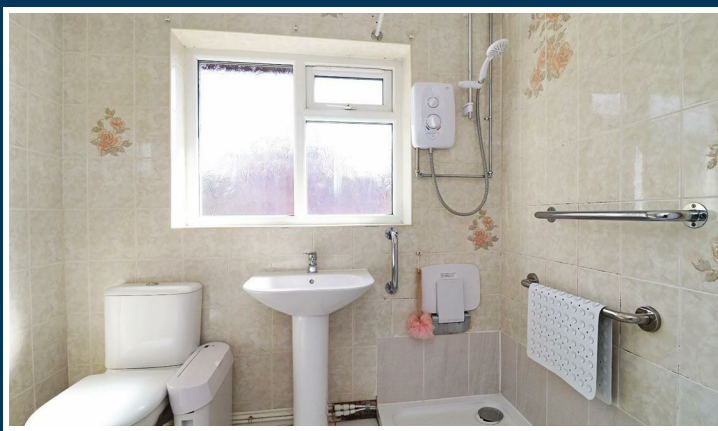
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## TENURE

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

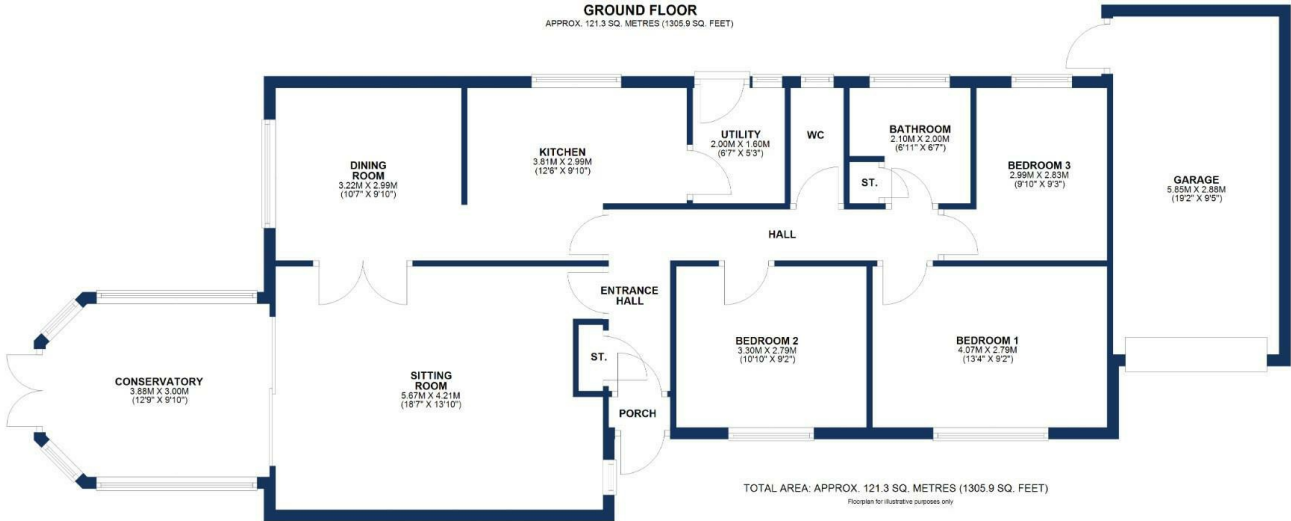
## NOTE

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. 121.3 SQ. METRES (1305.9 SQ. FEET)



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