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104A Grove Lane

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£1,200,000

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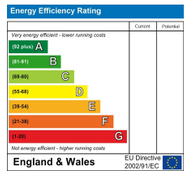
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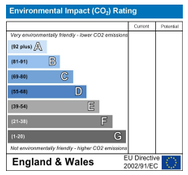
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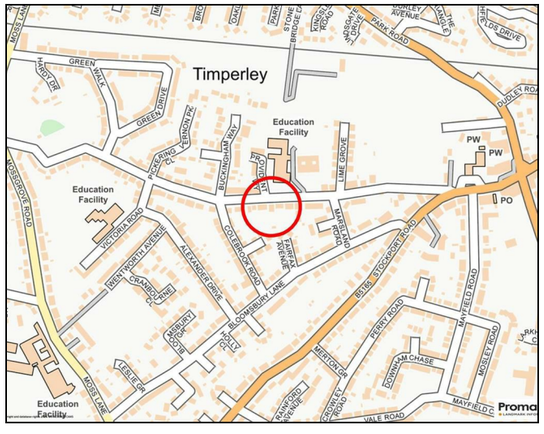
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

AN IMPRESSIVE BESPOKE BUILT DETACHED FAMILY HOME WITH A WONDERFUL GARDEN AND OFFERING ACCOMMODATION ACROSS THREE FLOORS, SUPERBLY LOCATED WITHIN WALKING DISTANCE OF TIMPERLEY VILLAGE, THE METROLINK, AND HIGHLY REGARDED SCHOOLS. 3446SQFT

Hall. WC. 250sqft Lounge. 600sqft Live In Dining Kitchen. Utility. Five Bedrooms. Three Bath/Shower Rooms. Driveway. Integral Garage. Superb Garden. Garden Room.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A substantial bespoke built modern Detached family home constructed by the current seller for their own occupation in 2015 offering extensive and versatile accommodation arranged over Three Floors extending to approximately 3000 square feet and featuring a fantastic rear garden with useful Garden Room.

The location is supremely convenient in this desirable position within walking distance of Timperley Village with its range of amenities including local shops, cafés and restaurants and within reasonable walking distance of Timperley Metrolink on Park Road. In addition, to The Willows Primary School and Wellington School are close by.

To the Ground Floor, from the Hall with oak flooring and WC off, the accommodation provides a 250 square foot Lounge with wide bay window to the front and cast iron stove fireplace. This is in addition to a fantastic 600 square foot Open Plan Live In Dining Kitchen with folding and French doors and windows giving access to enjoying aspects of the gardens with further Skylight windows inset into the part vaulted ceiling. Continuation of the oak flooring.

The Kitchen is fitted with an extensive range of oak finish shaker style units with marble worktops over arranged around a central island unit incorporating breakfast bar. Freestanding appliances that may be available to the incoming purchaser, subject to negotiation include stainless steel Stoves range cooker and freestanding American style fridge freezer unit. Integrated dishwasher.

Over the Two Upper Floors are Five Bedrooms including a fantastic 500 square foot top floor Guest Bedroom Suite with fantastic views.

The Bedrooms are served by Three well appointed Bath/Shower Rooms, Two being En Suite.

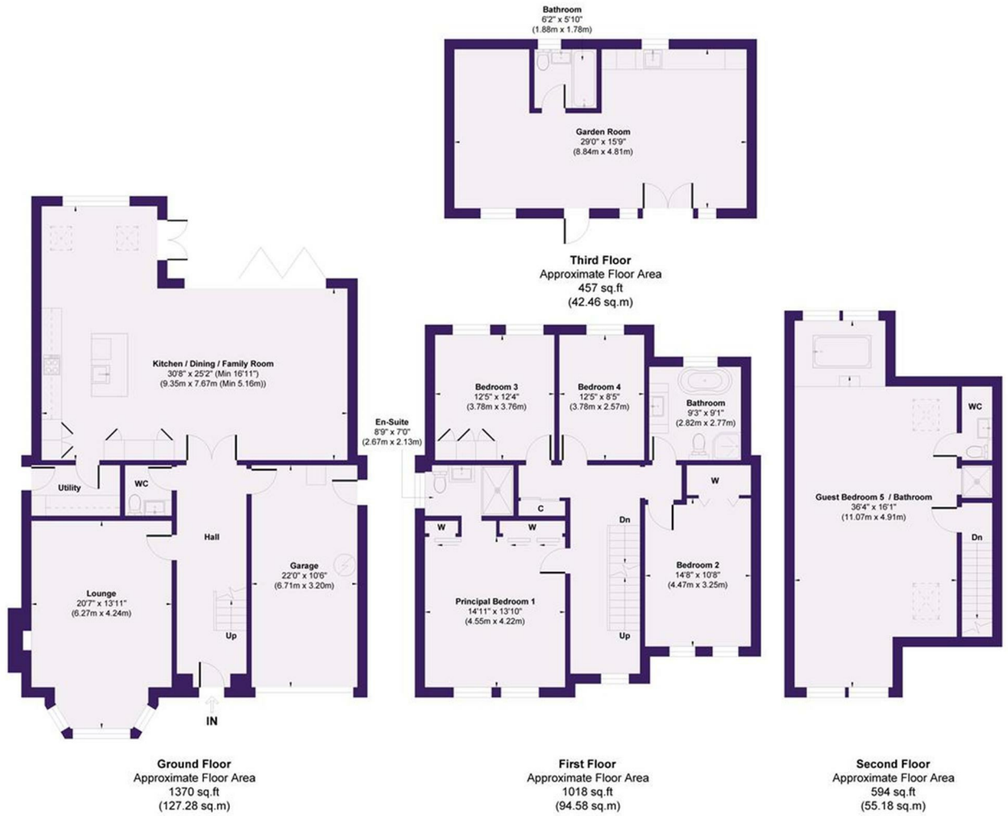
Externally, a Driveway provides extensive off street Parking and leads to the Substantial Integral Garage also housing the hot water and central heating system.

The rear Garden, as described has paved path and patio areas returning across the back of the house, accessed via the Live In Dining Kitchen. Beyond, the Garden is laid to a large expanse of lawn with maturely stocked borders and substantial trees within the boundaries of this and neighbouring properties providing a most attractive outlook and excellent screening.

Positioned to the far end of the Garden is a useful 450 square foot Garden Room suitable for a wide variety of uses such as a Teenager's Den, Home Office or Gym and has built in Kitchen units, a Bathroom with shower and French doors and windows leading onto a timber decked sitting area onto the gardens.

This most useful space completes a wonderful family home in a great location.

- Leasehold - 999 years from 31 January 1938
- Council Tax Band G



Approx. Gross Internal Floor Area 3439 sq. ft / 319.50 sq. m (Including Garden Room)
Approx. Gross Internal Floor Area 2982 sq. ft / 277.04 sq. m (Excluding Garden Room)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.