



32 TABLEY GROVE | TIMPERLEY

OFFERS OVER £575,000

*****NO ONWARD CHAIN***** A charming semi detached family home within this sought after location which is newly renovated and extended and needs to be seen to be appreciated. The accommodation briefly comprises entrance hall with storage, bay fronted sitting room, open plan living dining kitchen with doors onto the rear gardens plus adjacent utility room and separate WC and also access onto the home office. To the first floor there are four bedrooms the principal benefitting from an en-suite and the remaining bedrooms serviced by the family bathroom/WC. Externally there is off road parking within the driveway whilst to the rear are extensive lawned gardens and patio seating area.

POSTCODE: WA15 6BN

DESCRIPTION

A traditional semi detached family home that has undergone a complete programme of modernisation and extension. Beautifully presented throughout the accommodation combines traditional features with contemporary fittings that need to be seen to be appreciated.

The accommodation is approached via the welcoming entrance hall with to the front of the property a bay fronted sitting room whilst to the rear is an impressive open plan living dining kitchen with a comprehensive range of units and also with a central island, full range of integrated appliances and access onto the attractive rear garden. This open plan space truly acts as the heart of the home. The ground floor accommodation is completed by a separate utility room plus cloakroom/WC and also the useful home office.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further bedrooms serviced by the family bathroom. The family bathroom is fitted with a contemporary suite with contrasting gold fittings.

To the front of the property the driveway provides off road parking whilst to the rear is a patio seating area with extensive lawned gardens beyond all enclosed by fence borders.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within close proximity of Timperley Metrolink station and with local shops on Riddings Road.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

11'1" x 8'0" (3.38m x 2.44m)

PVCu double glazed front door. Radiator. Laminate flooring. Under stairs storage cupboard. Spindle balustrades staircase to first floor.

SITTING ROOM

13'5" x 10'7" (4.09m x 3.23m)

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

OPEN PLAN LIVING DINING KITCHEN

24'2" x 23'7" (7.37m x 7.19m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating a stainless steel sink unit. A central island provides further storage and breakfast bar. Integrated oven/grill and microwave. Five ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. PVCu double glazed window to the rear. Velux window to the side. PVCu double glazed doors provide access onto the rear garden. Three radiators. Recessed low voltage lighting. Glass display cabinet. Laminate wood flooring. Ample space for living and dining suites.

UTILITY ROOM

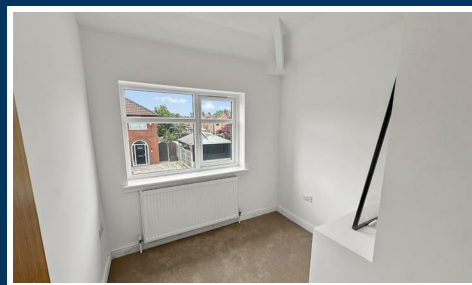
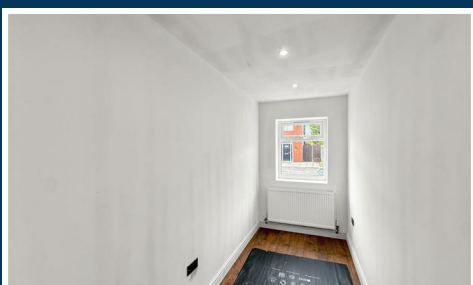
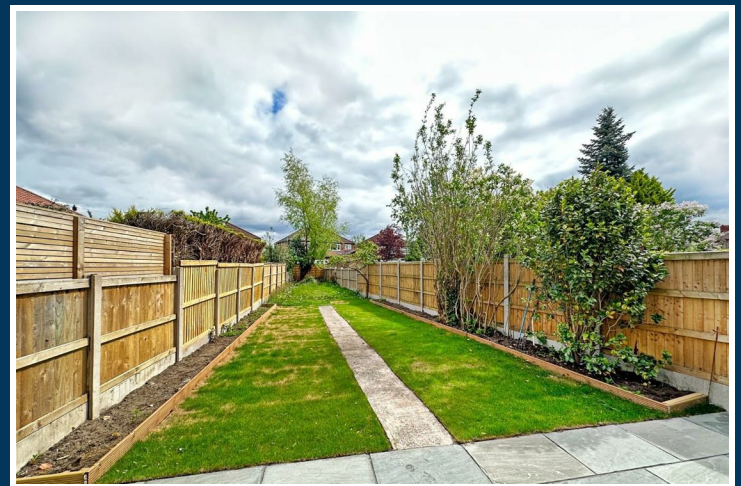
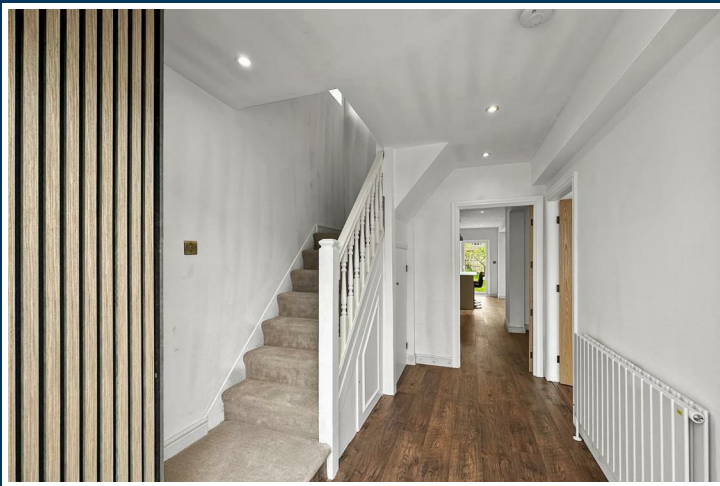
4'9" x 4'3" (1.45m x 1.30m)

With work surface and wall mounted units. Plumbing for washing machine. Space for dryer.

OFFICE

14'4" x 4'11" (4.37m x 1.50m)

PVCu double glazed window to the front. Radiator. Laminate wood flooring.



WC

4'9" x 4'1" (1.45m x 1.24m)

With WC and vanity wash basin. Radiator. Laminate wood flooring.

FIRST FLOOR

LANDING

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

BEDROOM 1

13'3" x 10'8" (4.04m x 3.25m)

With PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

13'3" x 8'5" (4.04m x 2.57m)

PVCu double glazed window to the rear. Radiator.

EN-SUITE

5'5" x 4'7" (1.65m x 1.40m)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Extractor fan.

BEDROOM 3

10'1" x 7'10" (3.07m x 2.39m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 4

7'8" x 7'7" (2.34m x 2.31m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'6" x 4'9" (2.29m x 1.45m)

Fitted with a contemporary white suite with contrasting gold fittings comprising tiled shower cubicle, vanity wash basin and WC. Chrome heated towel rail. Two opaque PVCu double glazed windows to the side. Extractor fan. Tiled walls and floor.

OUTSIDE

To the front of the property the tarmac drive provides off road parking whilst to the rear is a patio seating area with extensive lawned gardens beyond. The rear gardens are all enclosed by fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

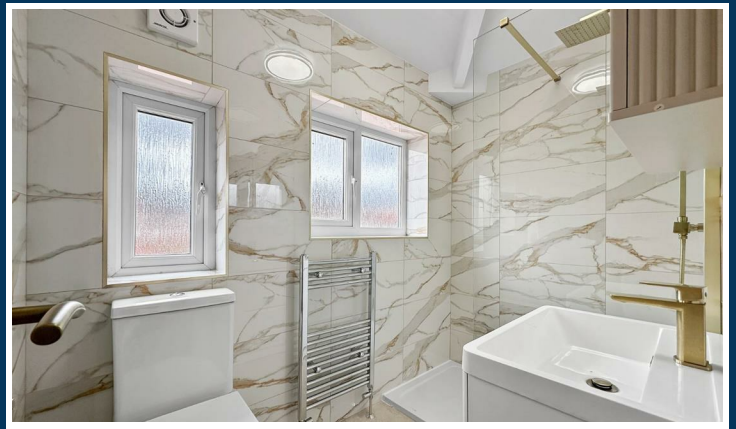
Trafford Band "C"

TENURE

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

NOTE

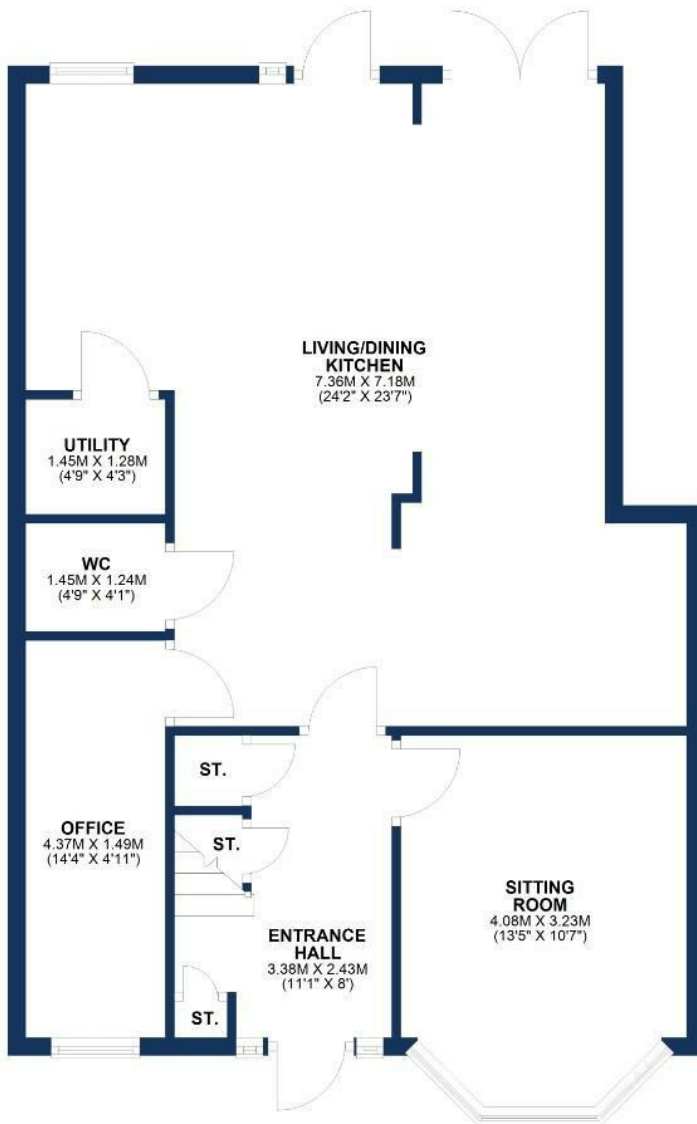
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 74.7 SQ. METRES (803.9 SQ. FEET)



FIRST FLOOR

APPROX. 46.5 SQ. METRES (500.6 SQ. FEET)



TOTAL AREA: APPROX. 121.2 SQ. METRES (1304.5 SQ. FEET)

Floorplan for illustrative purposes only



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